



MEMORANDUM

TO: Heritage Markham Committee

FROM: François Hémon-Morneau, Development Technician

REVIEW: Regan Hutcheson, Manager, Heritage Planning

DATE: February 10, 2021

SUBJECT: SITE PLAN CONTROL APPLICATION (SPC 20 134828)
MINOR VARIANCE APPLICATION (A/130/20)
Residential Addition
50 George Street
Markham Village Heritage Conservation District

Property/Building Description:

- One storey single detached dwelling constructed in 1957

Use:

- Residential

Heritage Status:

- Designated under Part V of the Ontario Heritage Act and classified as a Group 'C' a building that does not reflect the heritage character of the Markham Village Heritage Conservation District.

Application/Proposal

- Site Plan Control and Minor Variance applications have been received seeking permission for the remodelling of the existing one storey dwelling and a proposed two storey frame addition;
- The design of the proposed addition requires two variances to the By-law in order to be approved. The requested revised variances are to permit:
 - a building depth of 23.50 m, whereas the By-law allows a maximum building depth of 16.76 m;
 - a net floor area ratio of 45.3 percent, whereas the By-law allows a maximum net floor area ratio of 45 percent.
- The area of the proposed addition is 245 sq. m (2,637.16 sq. ft.).
- The overall proposed Gross Floor Area is 344 sq. m (3,702.79 sq. ft.).
- The site plan, floor plans and elevations are attached.

Staff Comments

Revised Variance

- The project was previously reviewed and supported at the January 13, 2021 Heritage Markham Committee meeting. Following the meeting, planning staff identified inconsistencies in the measurements for the proposed building depth. The original proposed building depth was 18.50 m. The measurement has since been corrected to 23.50 m and planning staff have recommended the deferral of the Minor Variance application to provide appropriate public notification.

Background Information

- Site Plan Control and Minor Variance applications were submitted in December 2020.
- The Site Plan Control application contemplates the removal of a mature Honey Locust tree (Tree #3) located in the rear yard, south west of the existing house, due to its proximity to the addition. Urban Design staff do not support the removal of the tree.
- Overall, staff has no objection to the design of the proposed addition and changes to the existing building. The new two storey massing is introduced to the rear of the existing dwelling and an expansive new front veranda has been added to replace the existing porch. Generally, the design approach is complementary to the heritage character of the area. Staff proposes to work with the applicant on the following design details:
 - Confirmation of the cladding materials for the new addition;
 - Second Floor Roof configuration on the north elevation which appears overly complex;

Comment on Revised Variance

- It is acknowledged that the increase in building depth impacts the Honey Locust tree. The applicant is requested to explore how the Honey Locust tree can be preserved which may include modification to building design in that area.
- Heritage staff has no objection to the proposed maximum building depth of 23.50 m (77.09 ft), whereas the By-law permits a maximum building depth of 16.76 m (54.98 ft). This represents an increase of approximately 6.74 m (22.11 ft), and given the proposed building footprint, the fact the proposed front semi-enclosed front veranda is included in the building depth, and the configuration of the lot which requires the building depth to be measured on an angle through the proposed building, this requested variance is considered to be minor in nature;
- Staff also has no objection to the proposed maximum Net Floor Area Ratio of 45.3 percent from a heritage perspective, as this is also considered to be minor in nature and the proposed dwelling will be in keeping with the intended scale and heritage character of the neighbourhood.

Suggested Recommendation for Heritage Markham

THAT the Heritage Markham recommendation of January 13, 2021 be replaced with this recommendation;

THAT Heritage Markham has no objection from a heritage perspective to the requested revised variance for a maximum building depth of 23.50 m and a net floor area ratio of 45.3 percent;

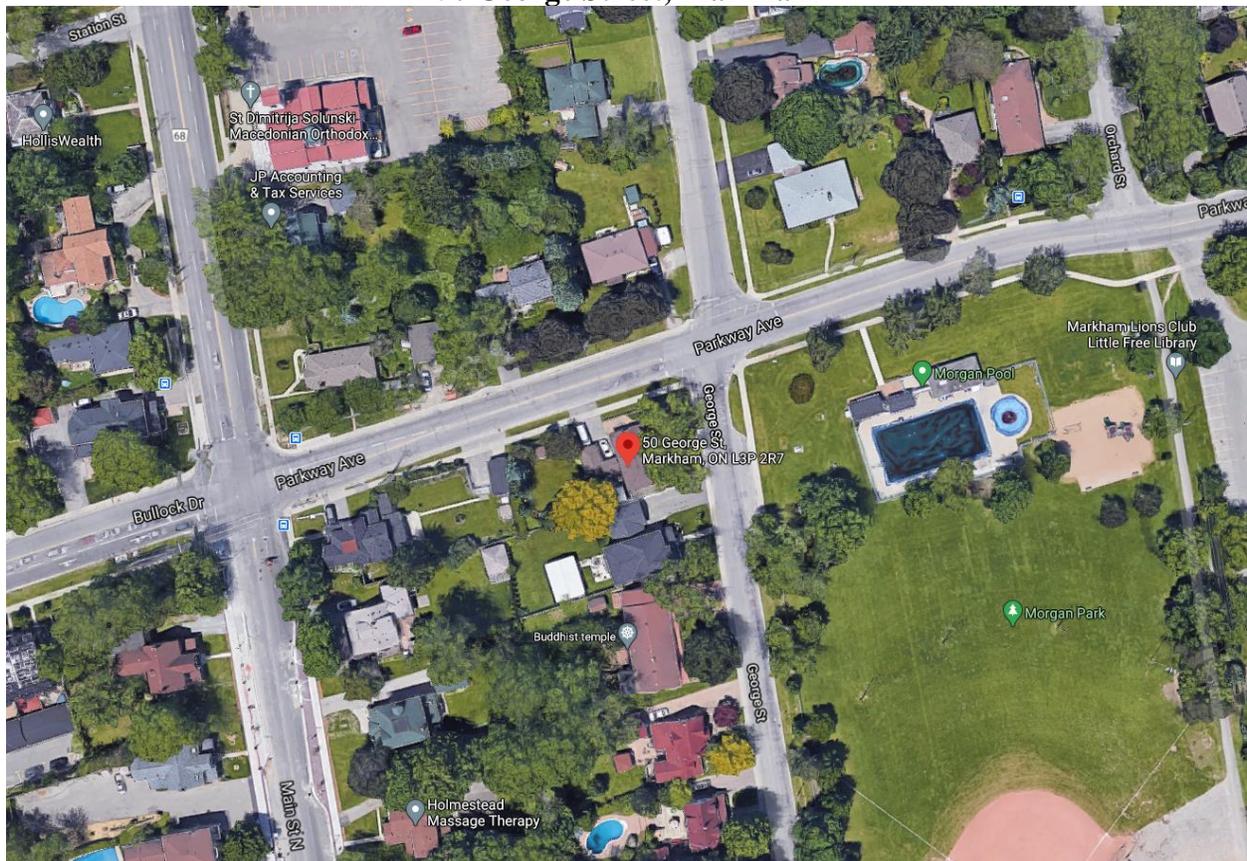
THAT Heritage Markham has no objection from a heritage perspective to the design of the proposed addition and remodelling of the existing dwelling subject to minor architectural changes to be addressed by Heritage Section staff and the preservation of the Honey Locust identified as (Tree #3) and delegates final review of the Site Plan application to Heritage Section Staff;

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

File Path:

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50 George Street, Markham



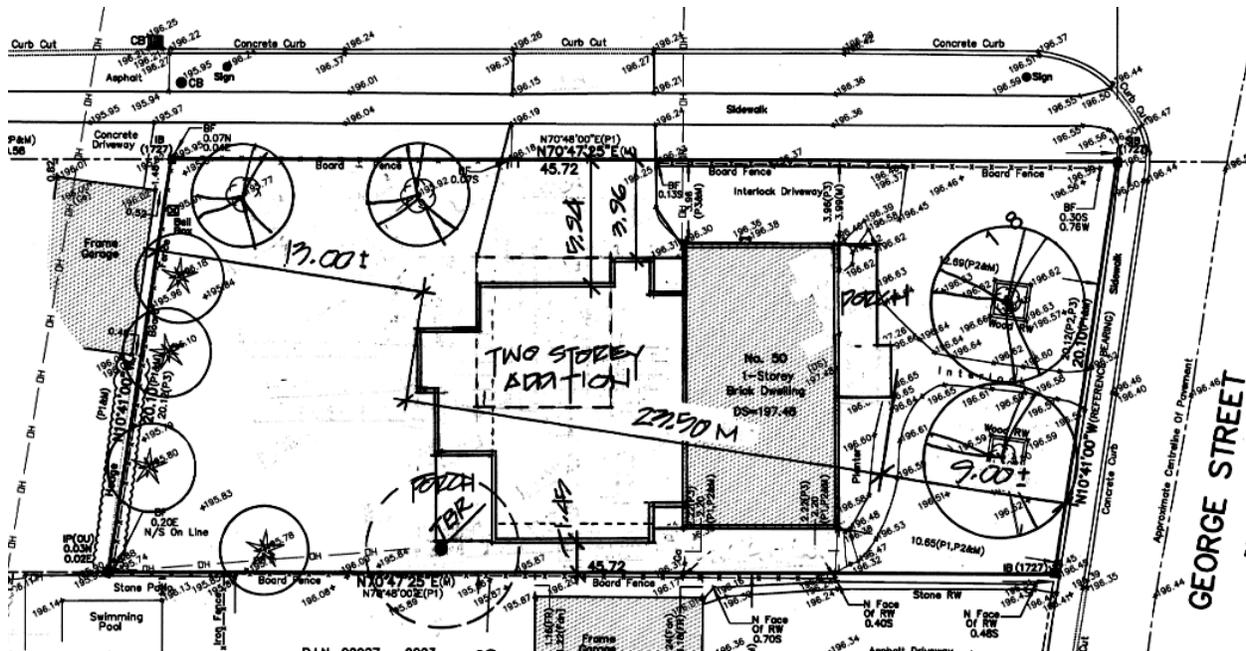
View of 50 George Street looking West



View of 50 Geoge Street looking South



Proposed Site Plan



SITE INFORMATION

AREA OF LOT = 908.8 M²
 AREA OF BUILDING = 282.0 M²
 COVERAGE = 31.0 %

NET FLOOR AREA CALCULATION

$617.14 + 0.57(908.8 - 617.14) \times 0.457$
 $761 \times 0.457 = 342.57$
 ALLOWABLE NFA RATIO = 342.57 M² (49.0%)
 PROPOSED NFA RATIO = 344.7 M² (49.3%)

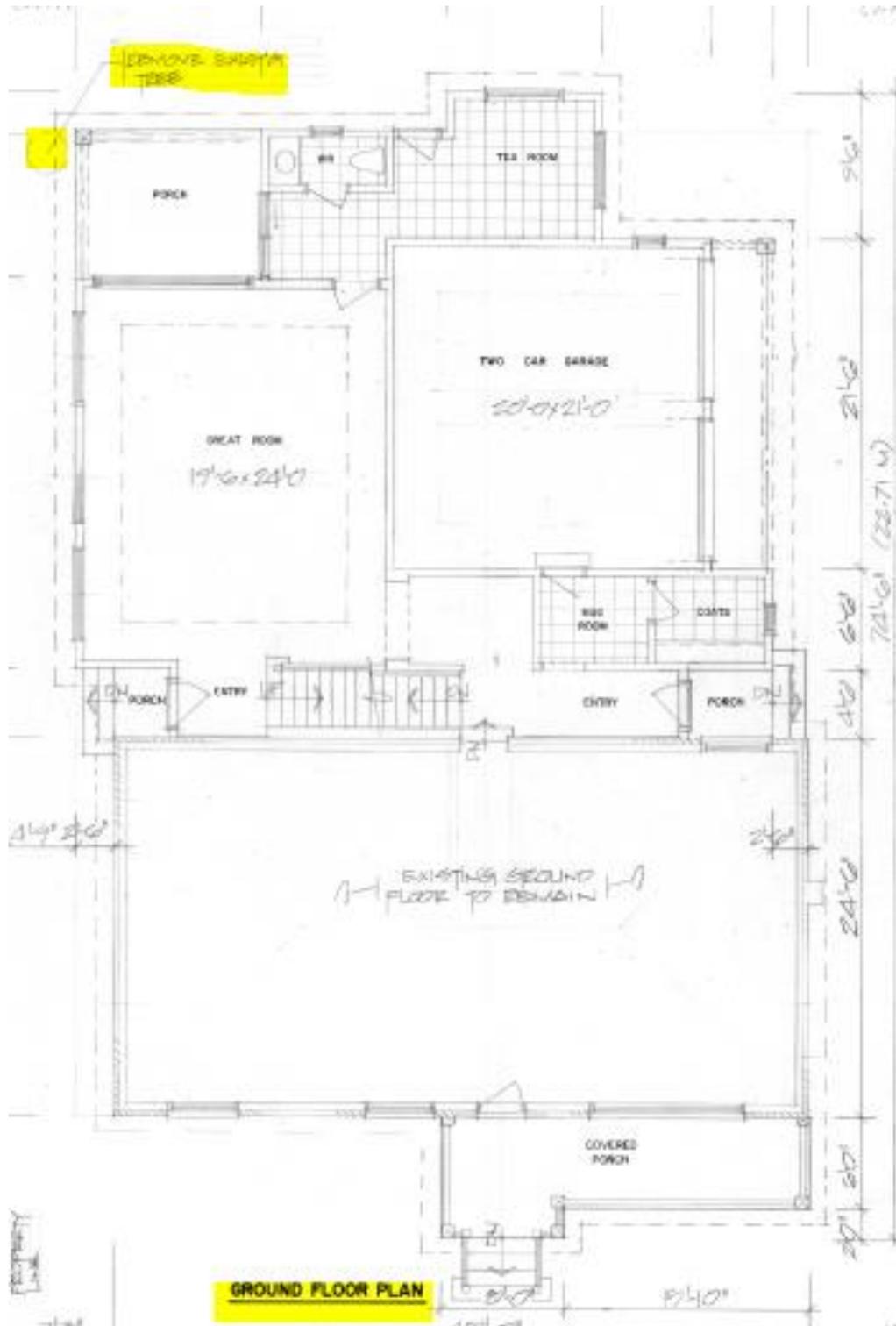
PROJECT:
**PROPOSED RENOVATIONS
 THE LI RESIDENCE
 50 GEORGE ST.
 CITY OF MARKHAM**

THE GREGORY DESIGN GROUP

16 CHURCH STREET
 MARKHAM, ONTARIO, L3P 2L6
 (416) 720-4667
 russ@gregorydesigngroup.net

Front and Left Side Elevations

Ground Floor Plan



South Side



North Side



West Side (Backyard)



WEST SIDE

PROJECT:

I review and take responsibility