



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 10, 2021

SUBJECT: **Site Plan Control Application**
Proposed Two Storey Addition and Attached Garage
1 Peter St., Markham Village Heritage Conservation District
SPC 21 108254

Property/Building Description: 1 ½ storey single detached dwelling constructed c. 1895

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and classified as a Group ‘A’ building. These are the buildings that define the heritage character of the district.

Application/Proposal

- The owners have submitted a site plan application seeking approval for the demolition of the existing one storey attached garage and addition and the construction of a proposed 2 storey 87.7m² (943.52 ft²), board and batten clad addition, with an attached garage;
- The proposed construction would require the following variances to the development standards of the Zoning By-law identified by the architect, to permit:
 - A maximum net floor area ratio of 50%, whereas 45% is permitted;
 - A minimum required rear yard setback of 13.0 ft., whereas 21.06 ft. has already been permitted by the Committee of Adjustment;
- The application also proposes re-opening and restoration of the existing verandas which have been enclosed for many years and the re-opening of a historic window opening which was sealed off due to a non-heritage chimney.

Background

- Because 1 Peter Street is a corner lot, the front of the lot from a Zoning perspective is the narrowest street frontage on Beech St. making the north side of the property the rear yard even though it physically functions as a side yard;

- The proposal has been reviewed by the City's Urban Design section as part of the Pre-Consultation application process and there are no concerns regarding the proposed removal of the Norway Maple along the north property line or the preservation of existing significant vegetation;

Staff Comment

- Staff is satisfied that the design of the proposed addition complies with the policies and guidelines which regulate the design of additions to heritage buildings contained in the Markham Village District Plan and that the requested variances identified by the architect are minor in nature and appropriate;
- The proposed re-opening and restoration of the veranda and previously sealed window opening are significant heritage attributes and worthy of funding consideration from the City's Designated Heritage Grant program;
- The details of the restored veranda could be based on the details found in the archival photograph of 258 Main St. North which is very similar in design to 1 Peter Street and unfortunately also had its veranda enclosed many years ago (see attached photograph);

Suggested Recommendation for Heritage Markham

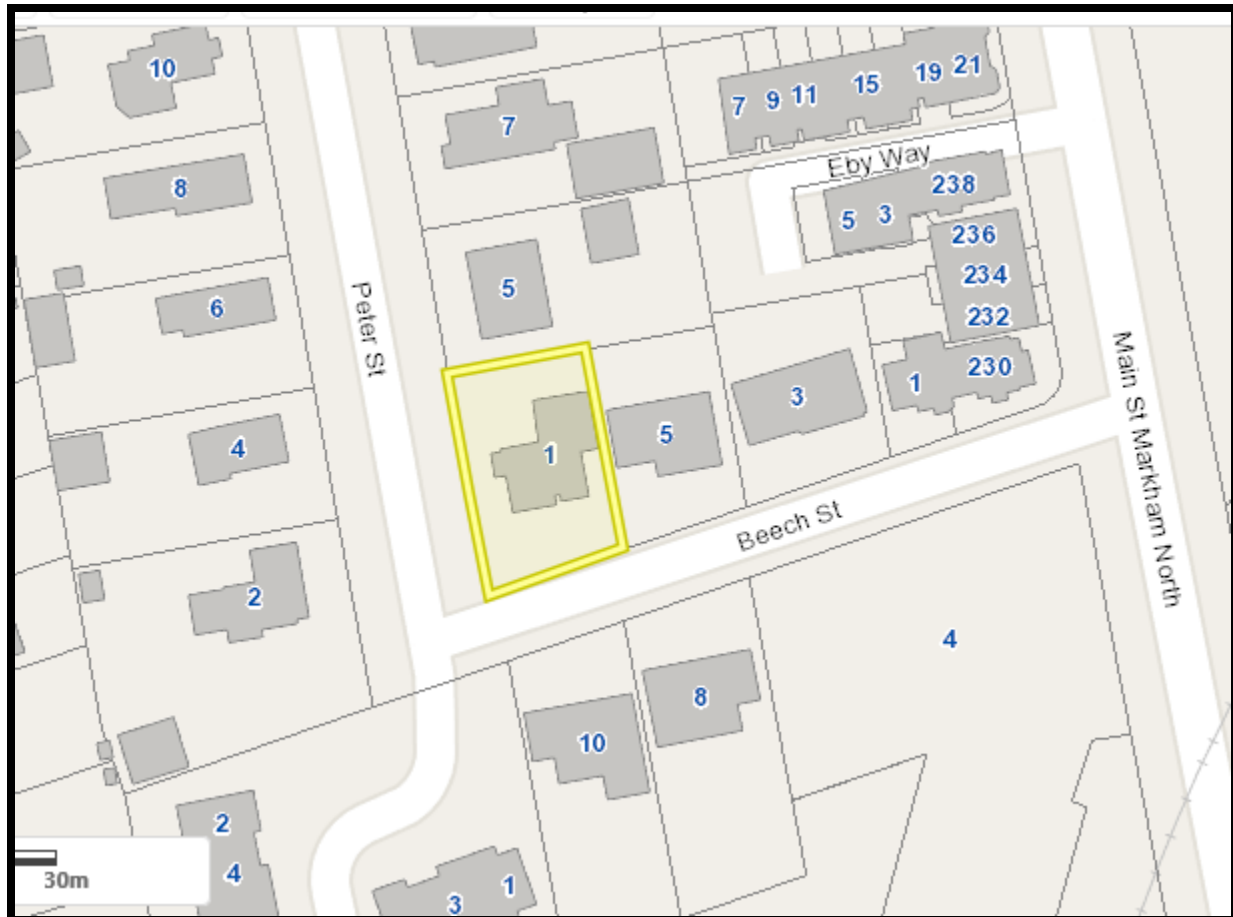
THAT Heritage Markham has no objection from a heritage perspective to the proposed two storey addition and detached garage at 1 Peter Street or the variances to the development standards of the By-law identified by the architect requesting a maximum net floor area ratio of 50% and minimum rear yard setback of 13.0 ft.;

THAT final review of the Site Plan Control application and any future Committee of Adjustment application to approve the design of the proposed addition be delegated to Heritage Section staff;

THAT the owner enter into a site plan agreement with the City containing the standard conditions regarding materials, colours, windows, etc.;

File: 1 Peter St.

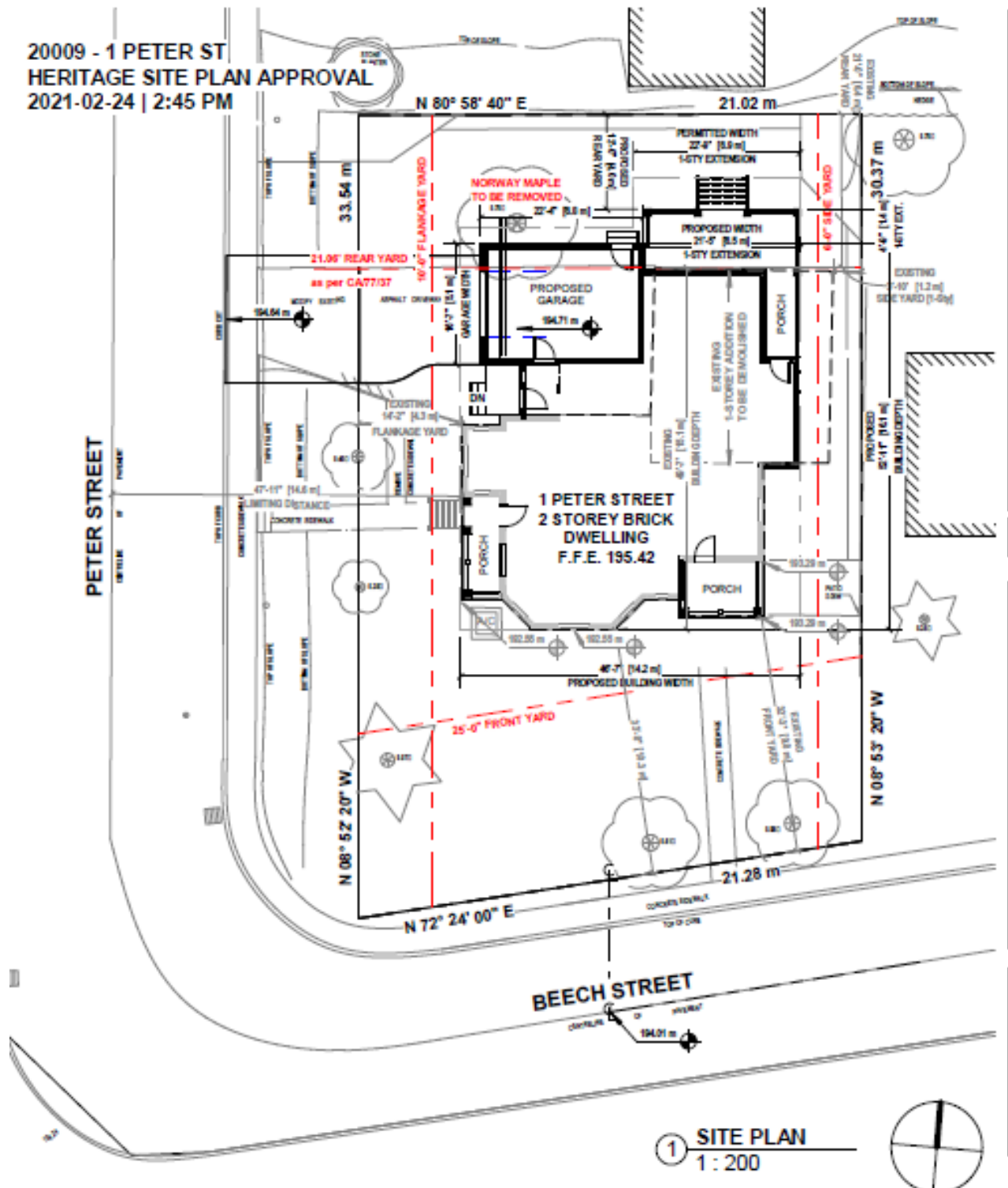
1 Peter Street, Markham Village Heritage Conservation District



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HERITAGE SITE PLAN APPROVAL
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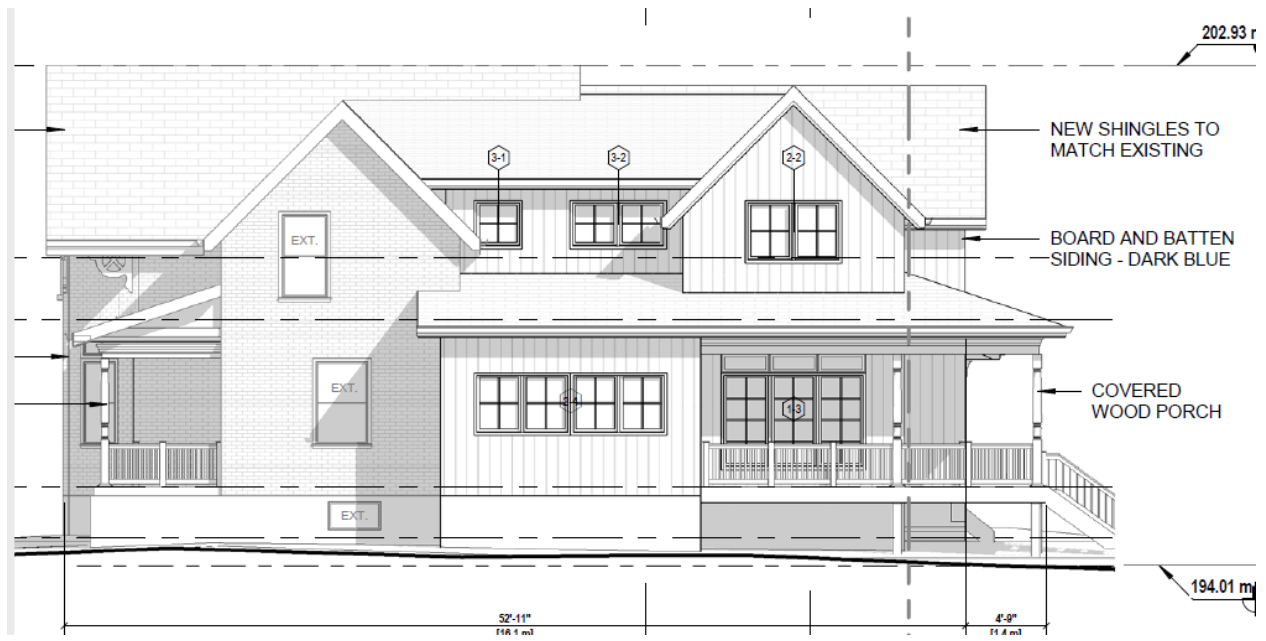
Proposed Elevations



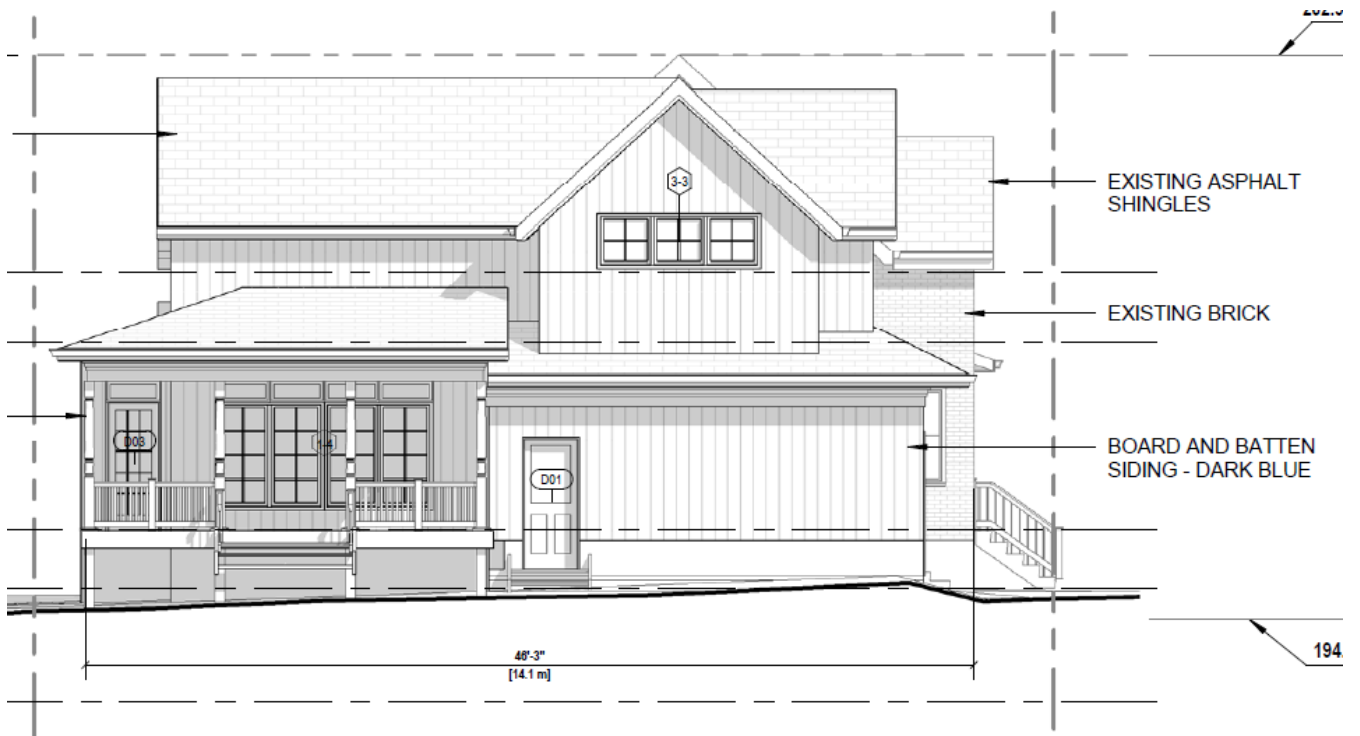
West Elevation



South Elevation



East Elevation



North Elevation

Perspective view from Peter Street



Archival view of the veranda at 258 Main St. N. before it was enclosed