



MEMORANDUM

TO: Heritage Markham Committee

FROM: François Hémon-Morneau, Development Technician

REVIEW: Regan Hutcheson, Manager, Heritage Planning

DATE: March 10, 2021

SUBJECT: SITE PLAN CONTROL APPLICATION SPC 21 105246
Proposed New Detached Dwelling
20 Princess Street
Markham Village Heritage Conservation District

Property/Building Description:

- One storey single detached dwelling constructed in 1950

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 Vinegar Hill Area of the Markham Village Heritage Conservation District.

Application/Proposal

- The applicant is proposing to demolish the existing house and construct a new two storey single detached dwelling.
- The overall proposed Gross Floor Area is 398.36 sq. m (4,288 sq. ft.).
- The site plan, floor plans and elevations are attached.

Background

- The Site Plan Control application proposes the demolition of the existing one storey detached dwelling.
- The applicant submitted a Zoning Preliminary Review in November 2020.
- The following variances were identified and confirmed by the applicant:
 - **By-law 99-90, Section 1.2 (iii):** a maximum depth of 23.6 metres, whereas the by-law permits a maximum of 16.8 metres;

- **By-law 99-90, Section 1.2 (vi):** a maximum floor area ratio of 49.85 percent, whereas the by-law permits a maximum of 45 percent;
- **By-law 1229, Section 11.2 (c) (i):** a structural column/wall to encroach 49" into the required front yard, whereas the by-law permits a maximum encroachment of 18" for unenclosed porches, sills, belt courses, cornices, eaves or gutters, chimney breasts, and pilasters;
- **By-law 1229, Section 11.2 (c) (i):** a roof overhang to project 88" into the front yard, whereas the by-law permits a maximum projection of 18" into any required yard;
- **By-law 1229, Section 11.1:** a maximum lot coverage of 38.4 percent, whereas the by-law permits a maximum of 35 percent;
- The proposed house is located on a street on which there are no heritage buildings. Two houses on Princess Street are identified as class 'B' buildings (buildings of contextual value that support the heritage character of the district but have no heritage significance). The remainder of buildings on Princess Street are identified as class 'C' buildings (buildings that do not relate to the heritage character of the district);
- Princess Street has been undergoing a transition as smaller homes constructed in the 1950's and 1960's are replaced with new larger homes or additions.

Staff Comments

- The proposed house is larger than the neighbouring homes in terms of its height, massing, and floor area, but the policies of the Markham Village Heritage Conservation District Plan only require new buildings to be sensitive to the massing, scale and height of neighbouring heritage properties of which there are none;
- The District Plan notes that the approach for new construction can include 1) restoration, 2) Complementary by Approximation or 3) Modern Complementary. This proposed dwelling would appear to be approach #3;
- According to the arborist report submitted in support of the Site Plan Control application, 7 tree removals and 1 injury to a tree are contemplated for this development;
- Urban Design staff have reviewed the proposal in relation to tree preservation and recommended some alterations to the building footprint to aid in the preservation of existing trees on the property;
- The *Markham Village Conservation District Guidelines* for Vinegar Hill including properties located on Princess Street emphasise integration with, and being complementary to, the open space, the views and the history of the area as expressed by the natural environment and streetscape, rather than compatibility with adjacent newer buildings. Accordingly, the preservation of existing vegetation is significant from a heritage perspective;
- Staff is satisfied that the design of the proposed new dwelling generally complies with the policies and guidelines contained in the Markham Village Heritage Conservation District Plan, but recommends that the building footprint be revised to facilitate tree preservation as recommended by the City's Urban Design section;
- Any variances required to permit the construction of the proposed house should be reviewed when the design has been altered to address tree preservation issues;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the demolition of the existing heritage building;

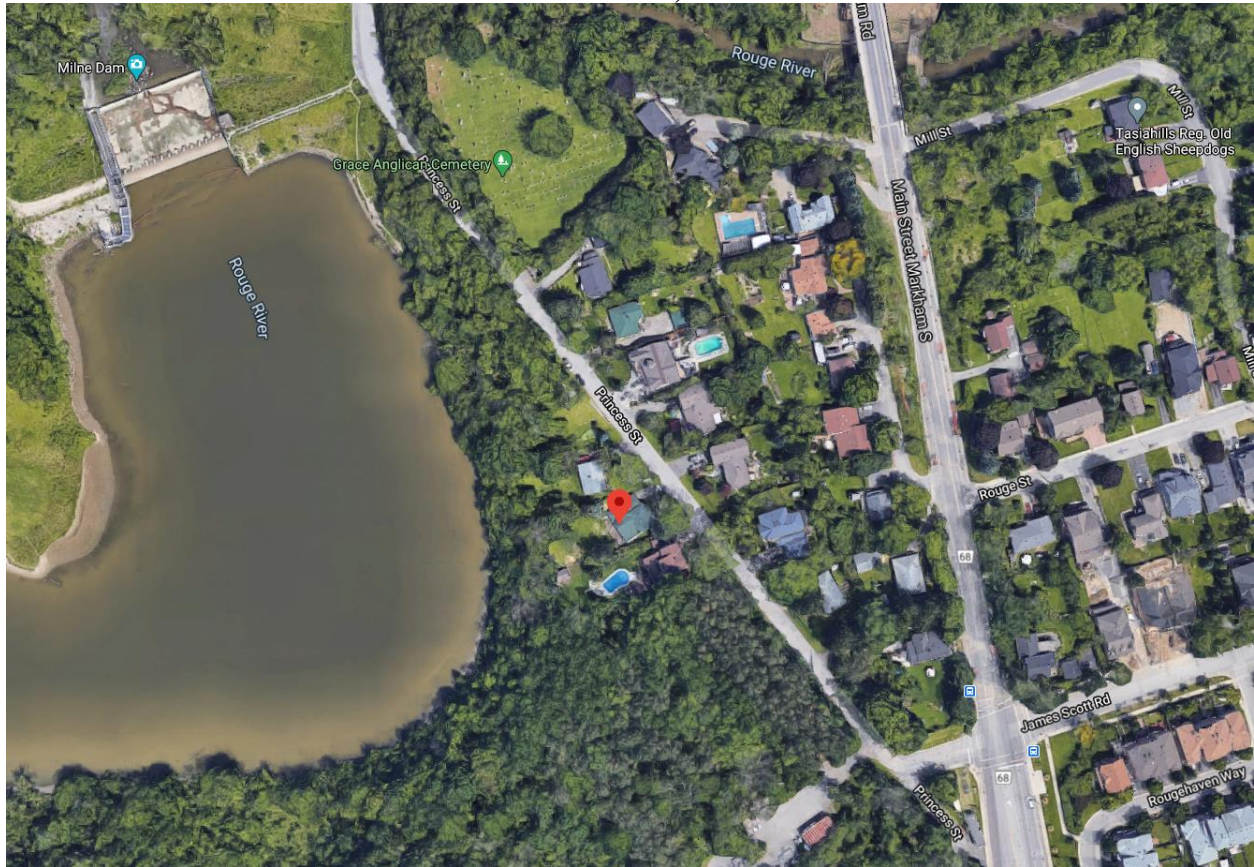
THAT Heritage Markham recommends that revisions be made to the building footprint to address the tree preservation issues identified by Urban Design Section.

THAT Heritage Markham has no objection from a heritage perspective to the architectural design of the proposed dwelling subject to revisions being made to address the preservation of existing vegetation as recommended by the City's Urban Design Section;

File Path:

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20 Princess Street, Markham



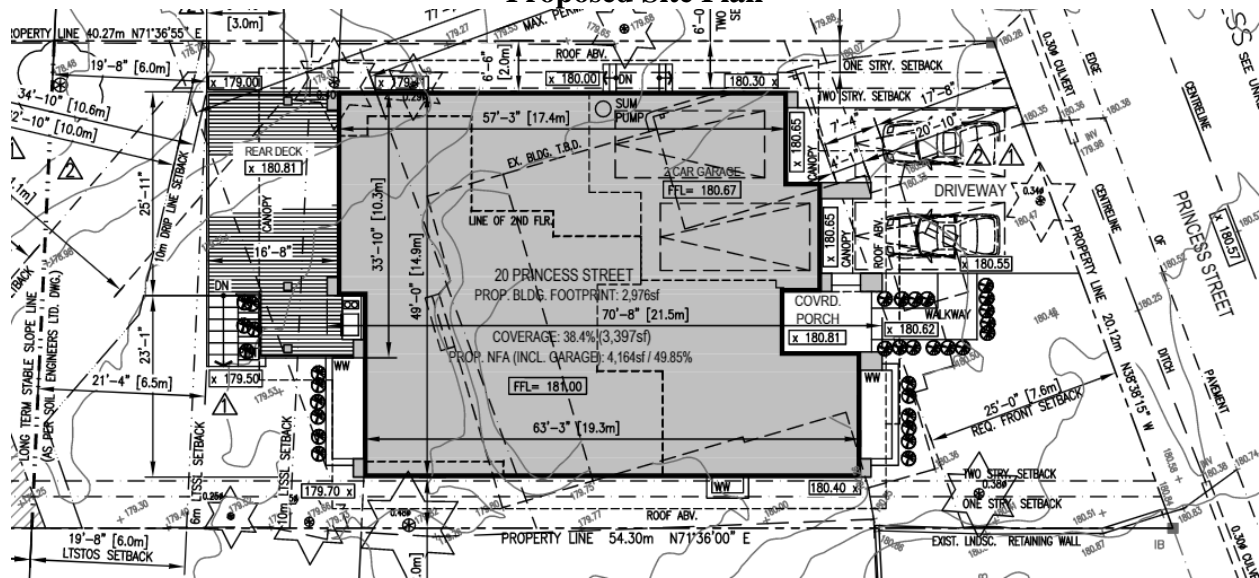
View of 20 Princess Street looking West



View of 20 Princess Street looking Southwest











Proposed Site Plan

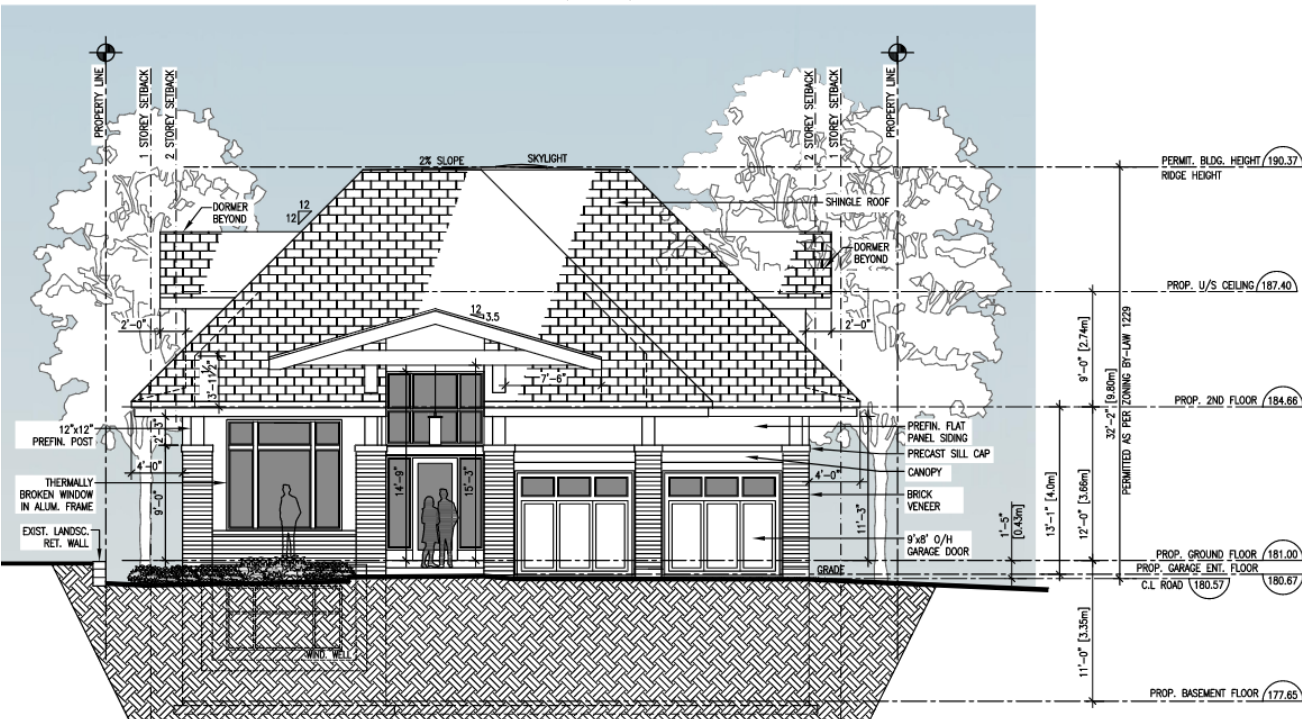


JOSEPH N CAMPITELLI
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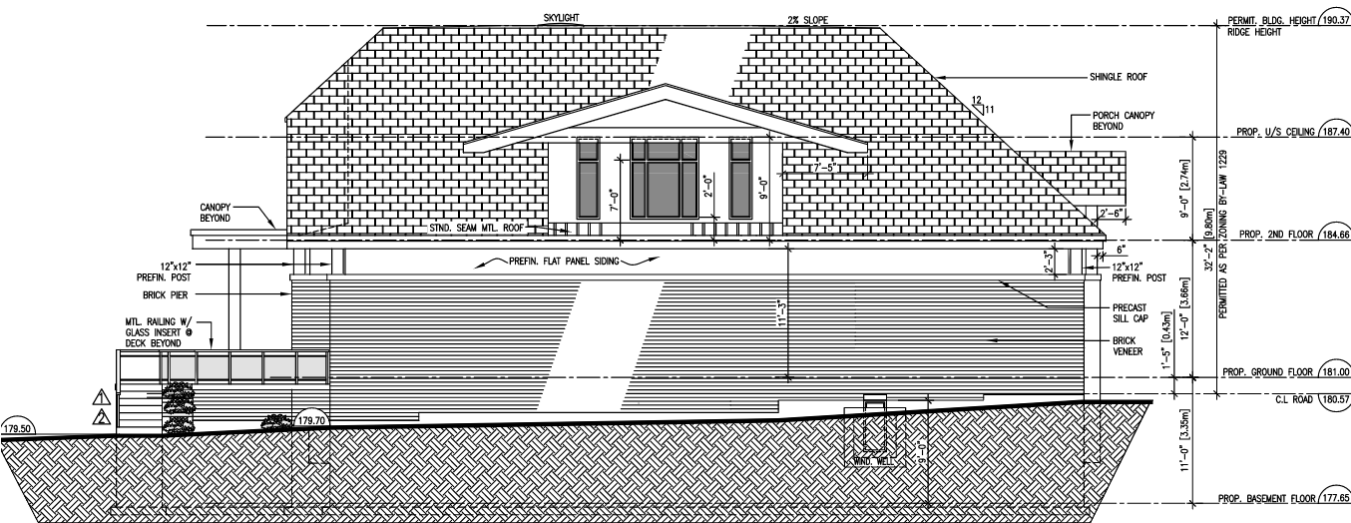
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DWELLING STATISTICS			
	BY-LAW 1229 / 99-90	EXISTING	PROPOSED
1. ZONING	R1 – RESIDENTIAL / ZONE "O" (AT REAR)	DETACHED SINGLE FAMILY RESIDENCE TO BE DEMOLISHED	DETACHED SINGLE FAMILY RESIDENCE
2. LOT FRONTAGE	MIN. 60' (18.29m)	20.12m (66'-0")	N/C
3. SITE AREA	MIN. 6,600sf (613sm)	ENTIRE LOT: 939.02sm (10,107sf) R1 ZONE PORTION ONLY: 821.49sm (8,842sf)	N/C
4. SETBACKS	FRONT YARD = MIN. 25'-0" (7.62m) SIDE YARD (ONE STRY.) = MIN. 4'-0" (1.2m) SIDE YARD (2 STRY.) = MIN. 6'-0" (1.83m) REAR YARD = MIN. 25'-0" (7.62m)	N/A	FRONT YARD = 25'-0" (7.62m)  SIDE YARD = 6'-6" (2.0m)  REAR YARD = 36'-6" (11.1m) 
5. BUILDING HEIGHT	MAX. 9.8m* (T/O RIDGE OF SLOPED ROOF) MAX. 8.0m* (T/O PARAPET OF FLAT ROOF) *FROM C/L OF ROAD (EL. =180.57) MAX. 2 STOREYS (EXCL. CELLAR)	N/A	2 STOREY 9.8m TO RIDGE
6. COVERAGE	MAX. 35% OF R1 ZONE AREA (3,095sf)	N/A	BLDG. FOOTPRINT: 2,976sf FRONT PORCH: 101sf ROOF PROJECT. AT GARAGE COL.: 73sf REAR DECK CANOPY: 247sf TOTAL COVERAGE: 3,397sf (38.4%) TOTAL LOT COVERAGE INCLD. ZONE "O" – 33.6%
7. BUILDING DEPTH	MAX. 16.8 m (+2.1m ONE-STRY. BLDG EXTN. OVER 16.8m, MAX. WIDTH 1/2 BLDG. WIDTH, MAX. HEIGHT 4.5m)	N/A	23.66m (77'-7.5")  
8. NET FLOOR AREA RATIO	MAX. 45% (349.2sm/3,759sf) – INCL. GARAGE NET AREA=776sm (8,353.5sf) NET AREA CALC: 6,600 + ((10,107-6,600)/2) = 8,353.5sf (776.0sm)	N/A	GROUND FLOOR: 2,342sf 2ND FLOOR: 1,357sf DOUBLE GARAGE: 589sf TOTAL GFA: 4,288sf OPENING DEDUCT.(*): 124sf  TOTAL NET FLR. AREA: 4,164sf NET RATIO: 49.85% (*) OPENING DEDUCTIONS: STAIR WELL (94sf) + ELEVATOR SHAFT (30sf)
9. PERMITTED PROJECTIONS	UNENCLOSED PORCH, ROOF OVERHANG= 18" UNCOVERED PLATFORMS, COLUMNS= 18" STEPS (EXCL. LANDSC. STEPS)= 18" (0.46m)	N/A	FRONT YARD: COLUMN PROJECT. – 4'-1"  ROOF PROJECT. – 7'-4"
10. GARAGE PROJECTION	MAX. 2.1m	N/A	
11. REAR DECK PROJECTION	DECK HIGHER THAN 1.0m – MAX. 3.0m FROM REAR OF BUILDING	N/A	3.0m 

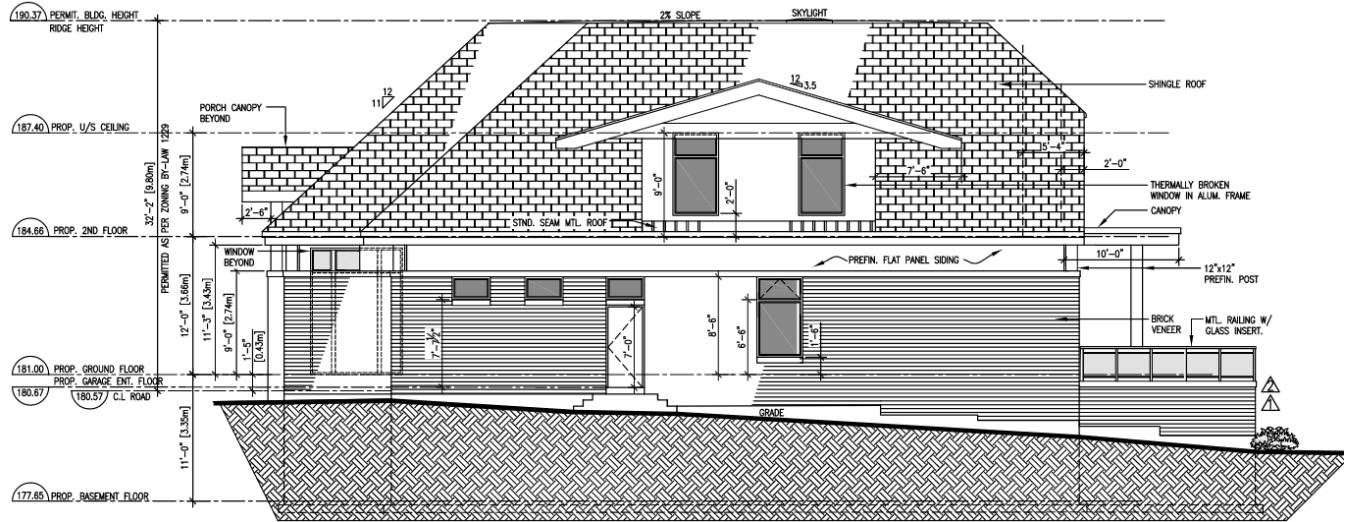
Front (East) Elevation



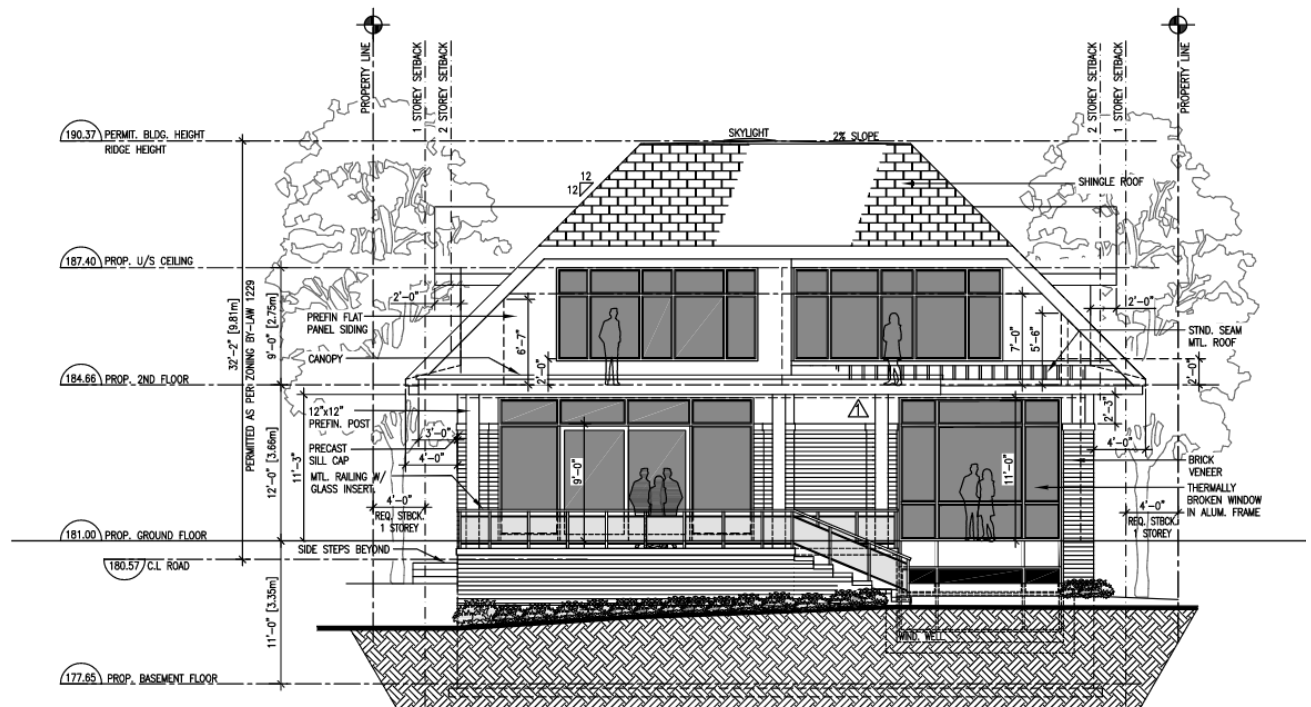
South Side Elevation



North Side Elevation



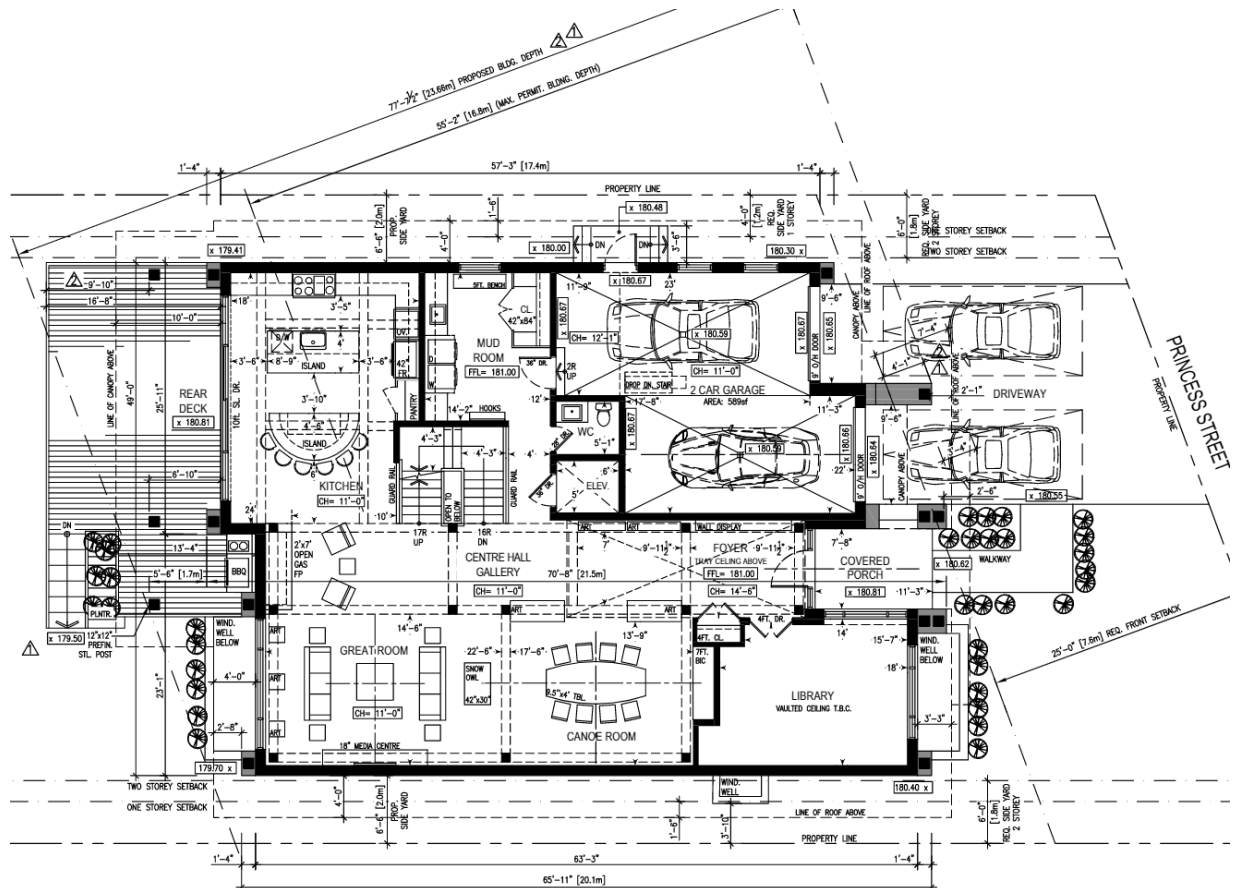
West Side (Backyard) Elevation



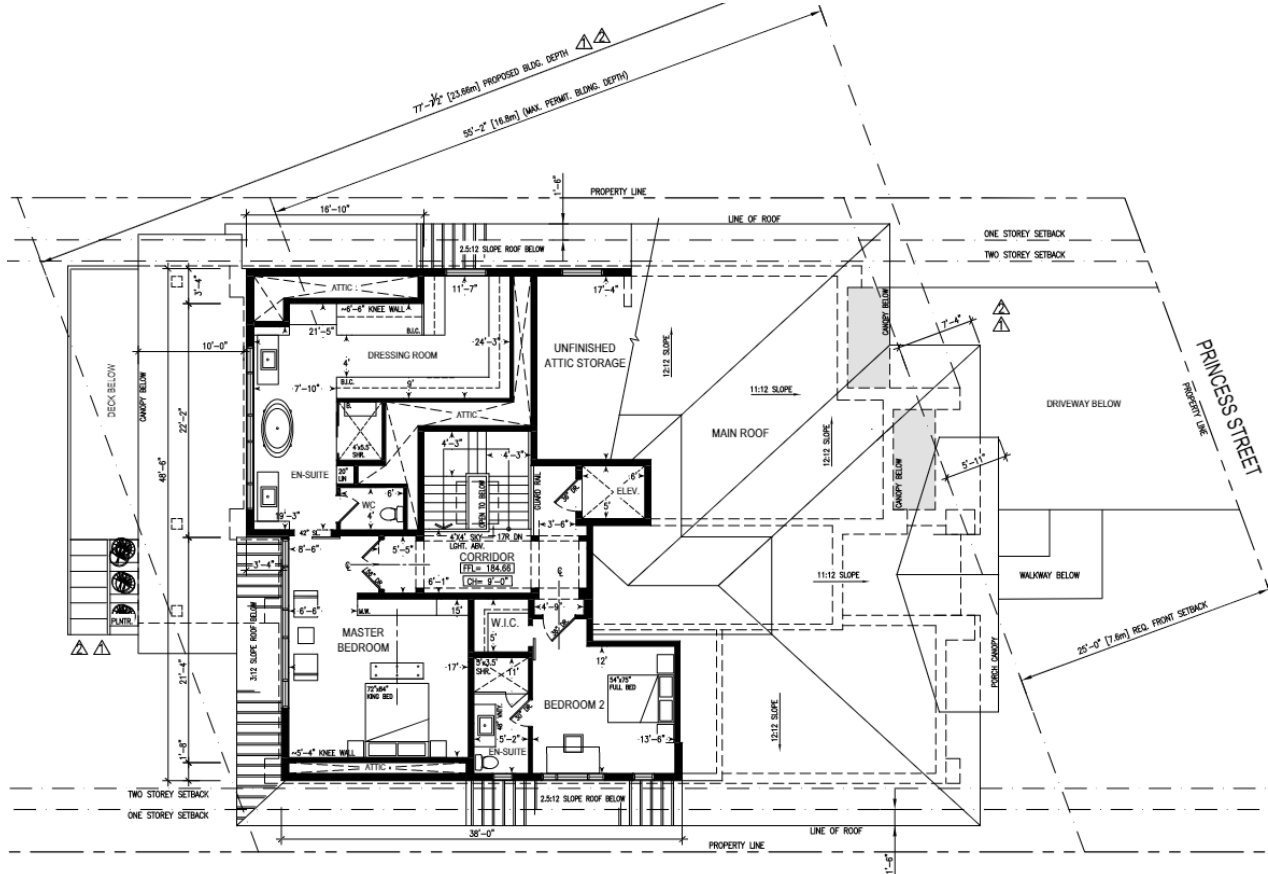
Front Elevation Rendering



Ground Floor Plan



Second Floor Plan



Basement Floor Plan

