



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: February 10, 2021

SUBJECT: Committee of Adjustment and Site Plan Control Applications
14 Ramona Boulevard, Markham Village Heritage Conservation District
Proposed New Dwelling, Severance and Variances
B/07/18, A/95/18, and A/96/18

Property/Building Description: 2 storey single detached brick dwelling constructed c. 1855 (The Robinson House)

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and classified as a Type 'A' building or buildings that define the heritage character of the district.
Heritage Easement Agreement (2010)

Application/Proposal

- The City has received a revised consent application to sever the western portion of the lot at 14 Ramona Boulevard in order to create a new building lot having an area of 569.11m² (6,125.9 ft²) and a frontage of 7.9 m (26 ft.) identified as PART 1 and a retained lot of 1,172.3m² (12,618.5 ft²) and a frontage of 37.9m (124.3 ft.) identified as PART 2
- The applicant proposes to demolish the existing 1 ½ storey detached garage located on the conveyed lot, in order to construct a new 253.62 m² (2,729.9ft²) dwelling designed to look like a traditional outbuilding. On the retained lot which is occupied by the existing historic Robinson House, the applicant proposes to construct a new driveway and a new 108.57m² (1,168.6 ft²) detached 1-1/2 storey accessory building. The requested variances for the proposed new lot (PART 1) are to permit:
 - a minimum lot frontage of 26 ft., whereas the By-law requires a minimum lot frontage of 60 ft.
 - a minimum lot area 6,125 ft², whereas the By-law requires a minimum lot area of 6,600 ft².
 - A minimum rear yard setback of 23 ft. 3 inches, whereas the By-law requires a minimum a rear yard setback of 25 ft.
 - A driveway to be located 1 ft. 6 inches from the interior side lot line, whereas the By-law requires a minimum setback of 4 ft.
- The requested variances for the retained lot (PART 2) are to permit:

- a maximum net floor area ratio of 45.5 %, whereas the By-law permits a maximum net floor area ratio of 45%;
- an accessory building to have a maximum building height of 17 ft. whereas the By-law permits an accessory building to have a maximum building height of 12 ft.;
- A minimum front yard setback of 12.27 ft., whereas the By-law requires a minimum front yard setback of 25 ft.
- The proposed buildings would require two future separate Site Plan Control applications;

Background

- The property was the subject of a consent application (B/12/10) in 2010 which was approved by the Committee of Adjustment and created a new building lot from the eastern portion of the property addressed as 16 Ramona Boulevard. A new single detached dwelling was constructed at 16 Ramona;
- The opinion of Heritage Markham and Heritage Staff in 2010 was that a future severance of the retained lot would be detrimental to the Robinson House and it's setting, and recommended that 0.3m strip of land across the front of the property be dedicated to the City as a condition of the severance to prevent any future severance of the retained lot. This condition was not approved by the Committee of Adjustment;
- In 2018, Heritage Section staff had discussions with the applicant regarding the proposed severance and a new dwelling. At these meetings, Staff indicated their general opposition to any further severance of the property, but at the same time provided feedback on the design of the proposed new dwelling. Staff did indicate that if a severance of the property was approved and a new dwelling were permitted, staff could only support a new house which did not obstruct views of the front façade of the Robinson House, and one that was designed to look like a traditional accessory building complementary to the Robinson House so that the lot would not appear as if it had been severed.
- The owner of the property originally applied for a severance and associated variance applications in 2018 with a different proposal, which was not supported by Heritage Markham because it:
 - Did not maintain a variation in lots sizes which contribute to the distinct character of the Markham Village Heritage Conservation District;
 - Proposed a dwelling significantly larger and in the front yard of the Robinson House, which reduced its context and made the Robinson House appear as more of an anomaly rather than supporting its significance and original relationship with Markham Main Street;
 - Eliminated numerous mature trees both to the west and east of the Robinson House that significantly contribute to its historical context and heritage character of the district.
- For this reason the applications were deferred until now, and the revised proposal has responded to the feedback provided by Heritage Section staff and Heritage Markham in 2018;
- The new severance proposal proposes:
 - a smaller new building lot and a larger retained lot for the Robinson House thus maintaining a greater variation in proposed lot sizes and lot configuration;
 - locating the driveway for the retained lot to the west of the Robinson House, mostly utilizing an existing driveway instead of proposing to locate a new

- driveway to the east of the Robinson house and eliminating trees along eastern property boundary;
- a smaller new dwelling set further back on the conveyed lot to not block views of the principal façade of the Robinson House that more closely resembles an outbuilding or urban barn designed to appear as an accessory building to the Robinson House;
- Preserving some of the existing clump of Black Locust trees in front of the Robinson House or recreating this feature with new plantings of appropriate native deciduous trees;
- The attached chart highlights the numeric differences between the current proposal and the 2018 proposal.

Staff Comment

- The Markham Village Heritage Conservation District Plan does not provide specific guidance on severance applications. The Markham Official Plan (Heritage Policies) indicate that it is the policy of Council:
 - 4.5.3.9 **To provide** for the protection and *conservation of cultural heritage resources* or the mitigation of adverse effects on *cultural heritage resources* as a condition of minor variance and severance approval and associated agreements.
 - 4.5.3.10 **To evaluate** each land severance and variance proposal that directly affects a *cultural heritage resource* itself and *adjacent lands* on its own merits and its compatibility with the heritage policies of this Plan and the objectives and policies of any applicable *heritage conservation district* plan. This shall include the preservation of the existing lot fabric or historical pattern of lot development on the specific street or in the immediate neighbourhood where it contributes to the uniqueness, and forms part of, the historical character of the area.
- Compared to the previous concept, the current proposal offers a number of improvements:
 - Lot Size and Configuration
 - Although the current large lot occupied by the Robinson House would be reduced in size, the proposed severance could be said to still maintain a variation in lot size and configuration (in comparison with the previous proposal). The heritage house would remain on the larger lot;
 - Due to the proposed narrow frontage of the new lot, the proposed severance better retains views to and from the Robinson House to Ramona Boulevard and the existing context and features of the site. This is important as the principal façade of the Robinson House faces west;
 - The proposed severance creates better amenity spaces for both the conveyed and retained lot than the previous proposal;
 - Driveway Placement and Tree Preservation
 - The proposed new driveway leading to the new accessory building on the retained lot makes use of an already existing driveway, requires no new curb cuts and does not necessitate the removal of trees along the eastern property line or place two

neighbouring driveways adjacent to each other, which is undesirable from an urban design perspective;

- The proposed driveways would seem to increase the potential of retaining some of the existing Black Locust trees that are in front of the Robinson House if they are assessed as being healthy by a certified arbourist;
- The existing driveway on the conveyed lot is also re-used for the new dwelling.

Proposed New Dwelling

- The proposed new building on the conveyed lot is of a scale, and setback to the existing Robinson House that is subordinate to the main house and more authentically resembles an accessory building;

Proposed Garage on the Robinson House Lot

- The proposed new accessory building for the retained lot is more authentic looking than the previous proposal and is lower in height and requires no variances for the setbacks to the side and rear property line;

Number of Variances

- The number of variances to permit the proposed severance and proposed new buildings have been reduced both in number and in scope.

- **The key question to be considered in evaluating the merits of this application is whether the proposed severance and introduction of a new dwelling is considered detrimental to the heritage attributes or heritage context of the Robinson House – a former farmhouse that used to have a lot of space around it, but through multiple land divisions has had its surroundings reduced in size over the years.**
- For the reasons listed above, Staff has no objection to the proposed severance from a heritage perspective , provided that the severance is tied to the requested variances and the size, scale and architectural design of the new dwelling proposed new lot and the proposed new accessory building on the retained lot, subject to minor improvements made to some of the architectural details and window specifications etc.;
- In particular, staff would recommend changes to the design and specifications of the proposed windows of both these buildings intended to make them more historically authentic in terms of method of operation and pane divisions;
- Heritage staff therefore has no objection to the demolition of the existing detached garage but recommends that it be advertised for relocation or salvage prior to the issuing of a demolition permit;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not object to the proposed severance of 14 Ramona Boulevard (file B/07/18) or the requested variances (files A/95/18 and A/96/18) from a heritage perspective subject to the following conditions:

- That the size, scale and architectural designs of the proposed new dwelling on the conveyed lot and the proposed new accessory building on the retained lot reflect the concept drawings attached to this application subject to minor improvements of the architectural details and window specifications etc
- That any fence in the front yard of the conveyed lot (which will be the side yard fence of the retained lot) be a wooden picket or wooden rail fence no higher than 42 inches to allow continual views of the front elevation of the Robinson House; and
- That Site Plan Approval is obtained for the proposed new dwelling (conveyed lot) and accessory building (retained lot) containing standard clauses regarding colours, materials window treatment, etc.;

THAT review of the future site plan applications for the proposed new dwelling on the conveyed lot and the proposed new accessory building on the retained lot be delegated to Heritage Section Staff unless there are any significant deviations to their proposed designs as reviewed by the Committee;

AND THAT Heritage Markham does not object to the demolition of the existing detached garage on the proposed conveyed lot, provided that it is first advertised for relocation or salvage prior to the issuance of a demolition permit.

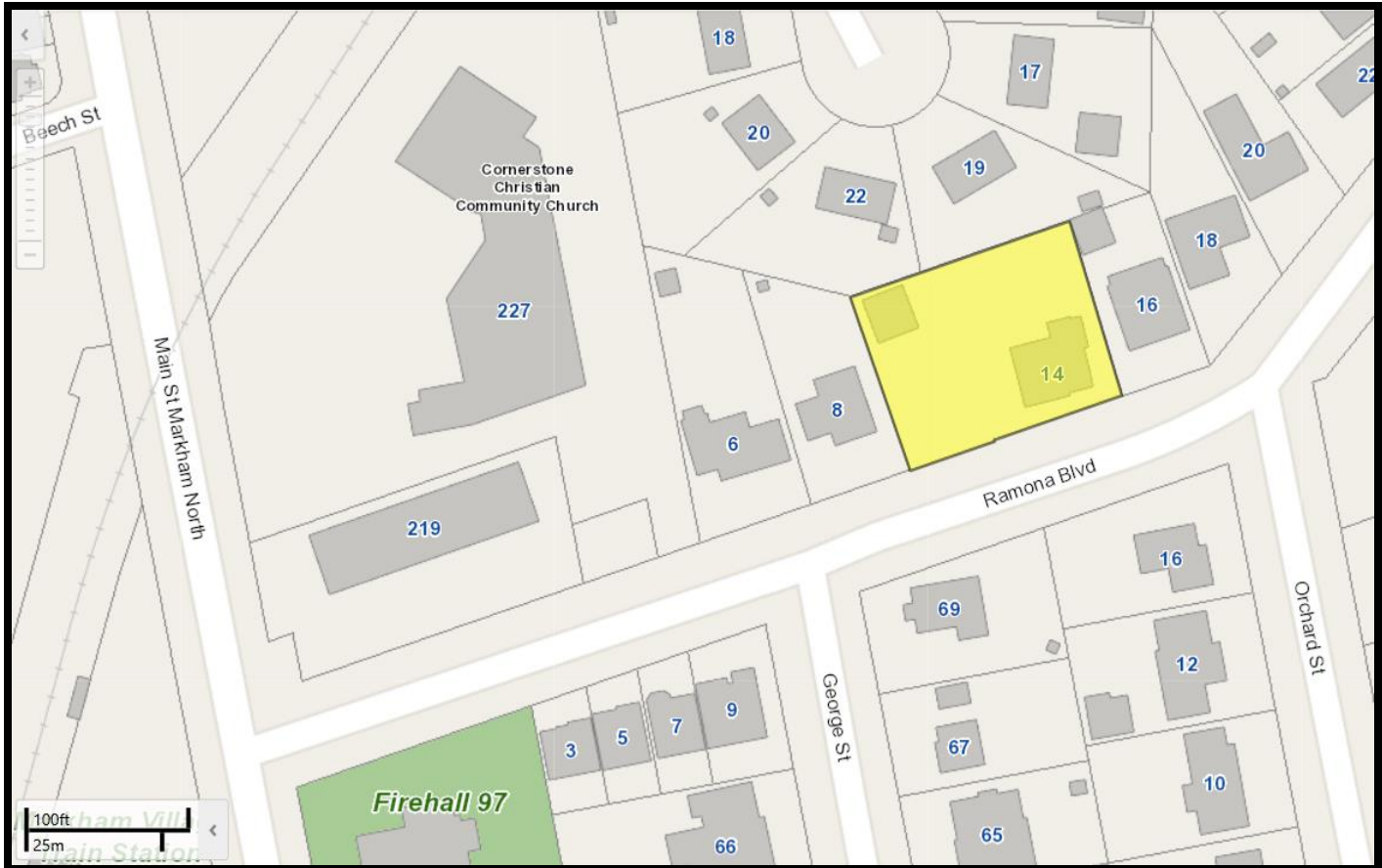
File: 14 Ramona Boulevard

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Comparison of 2018 and 2021 Proposals/Variances

	2018 Proposal	2021 Proposal	Change
Area of Conveyed Lot	685.1 m ² (7,374.3 ft ²) No variance required	569.1m ² (6,125.9 ft ²) Variance required	-1,248.4 ft ² 16.9% decrease in area of conveyed lot
Area of Retained Lot (Robinson House lot)	1,056.3 m ² (11,369.9 ft ²) No variance required	1,172.3m ² (12,618.5 ft ²) No variance required	+ 1,248.6 ft ² 11% increase in the area of the retained lot
Lot Frontage of Conveyed Lot	18.3m (60 ft.) No variance required	7.9m (26 ft.) Variance required	57% decrease in the proposed frontage of the conveyed lot
Lot Frontage of Retained Lot	27.5m (90.2ft.) No variance required	37.9m (124.3 ft.) No variance required	38% increase in the proposed frontage of the retained lot
Floor Area of proposed new dwelling on conveyed lot including garage	322.0m ² (3,466.0 ft ²)	253.62m ² (2,729.7 ft ²)	Reduction of 736.3 ft ² or 21%
Net Floor Area Ratio of proposed new dwelling on conveyed lot	63.2%	No variance required	28% decrease in the proposed net floor area ratio of new dwelling on conveyed lot
Maximum Building Depth of proposed new dwelling on conveyed lot	20.5m	No variance required	
Minimum rear yard setback of proposed dwelling on conveyed lot	9.7 ft.	23'-3"	An increase of 13.5ft. or a 140% increase
Number of variances required for conveyed lot	5	4	Decrease of 1or 20%
Maximum Net Floor Area Ratio of Robinson House and proposed new accessory building on retained lot	50%	45.5% (45% required by the By-law)	9% decrease in the Maximum net floor area ratio of both the Robinson House and the proposed new accessory building
Height of proposed accessory building on retained lot	19 ft.	17 ft.	A decrease of 2 ft. in height or 10.5%
Side yard setback of accessory building retained lot	2 ft.	No variance required	
Rear yard setback of accessory building on retained lot	2 ft.	No variance required	
Number of variances required on retained lot	6	3	A decrease of 3 or 50%

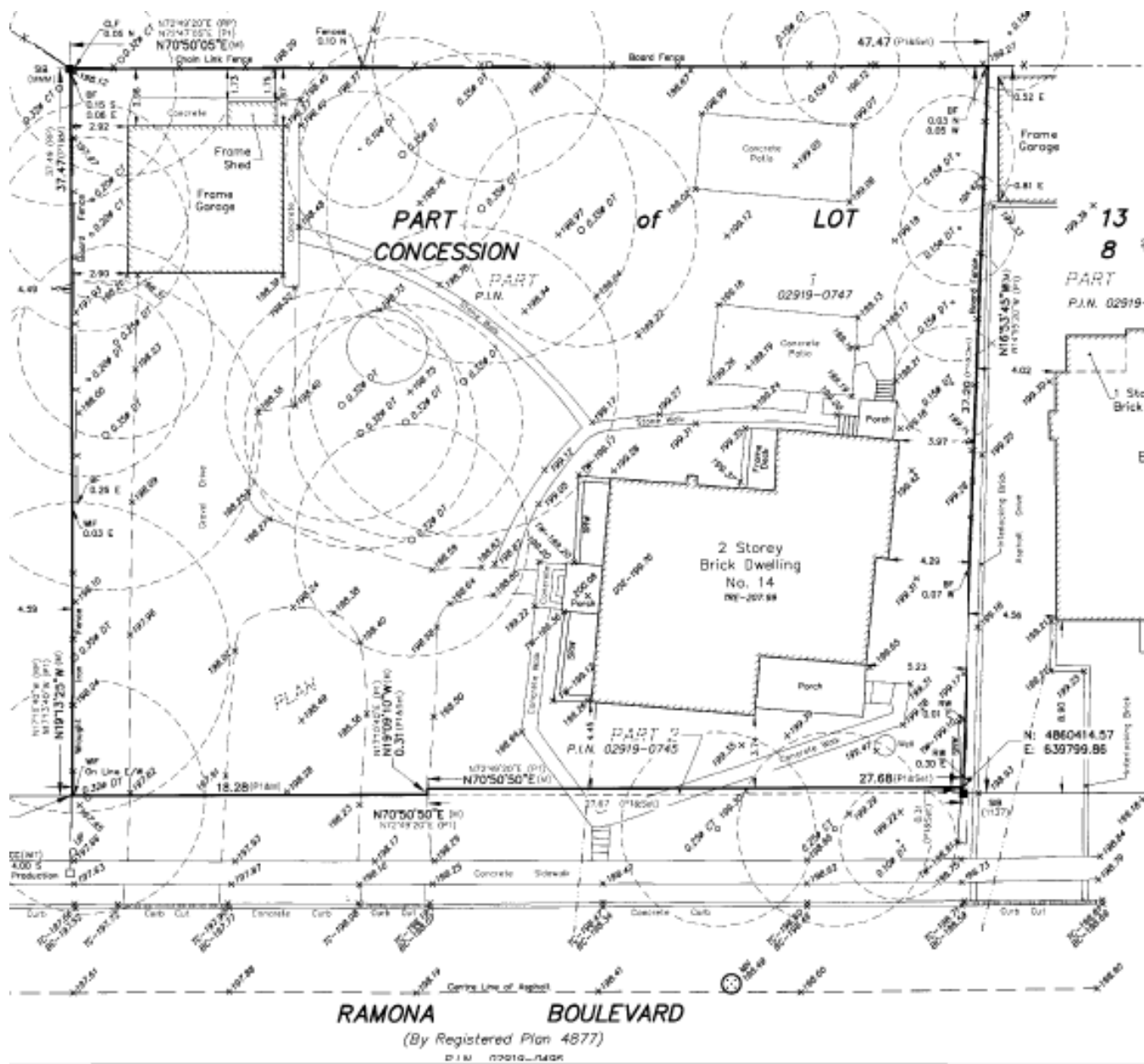
14 Ramona Boulevard
Markham Village Heritage Conservation District



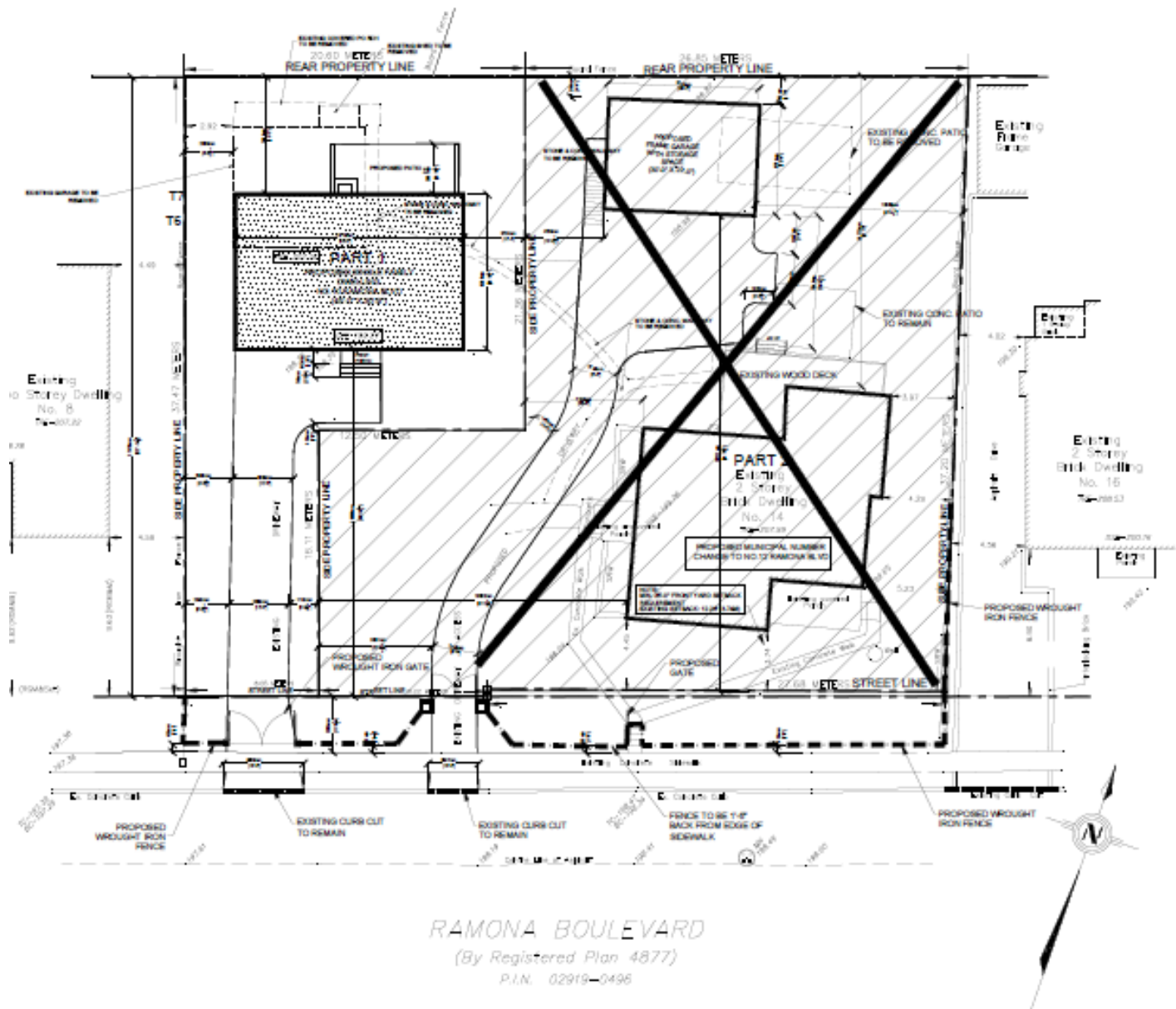
14 Ramona Boulevard
Markham Village Heritage Conservation District



Existing Site Plan



Proposed Severance




Previous Proposed Severance from 2018



Perspective View of Proposed New Dwelling on Conveyed Lot



New Dwelling for Conveyed Lot as Proposed in 2018



MARCOS LIMITED
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DATE: 15/05/2018

BY: [Signature]

NO.	REVISIONS	DATE
1.	CONCEPT DRAWING	APRIL 20, 2017
2.	REVISIONS	MAY 20, 2017
3.	REVISIONS	MAY 20, 2017

ELEVATIONS

PROPOSED DWELLING ADDITION

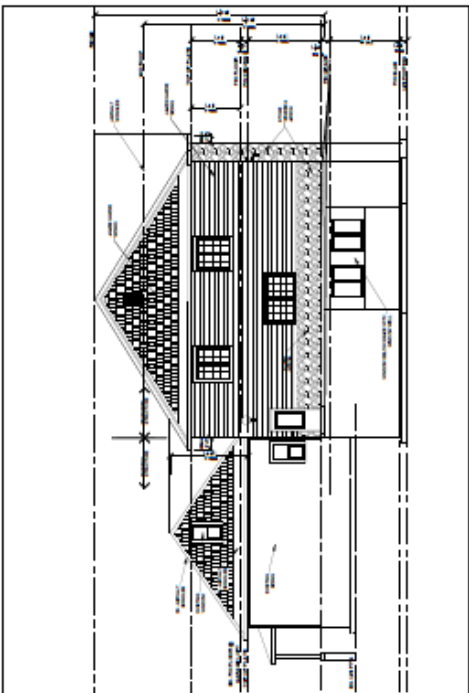
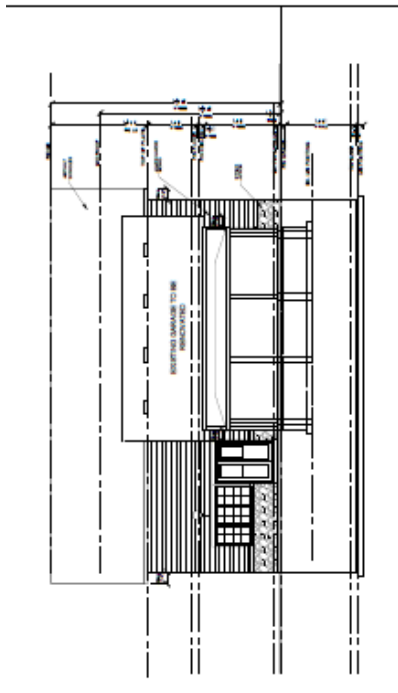
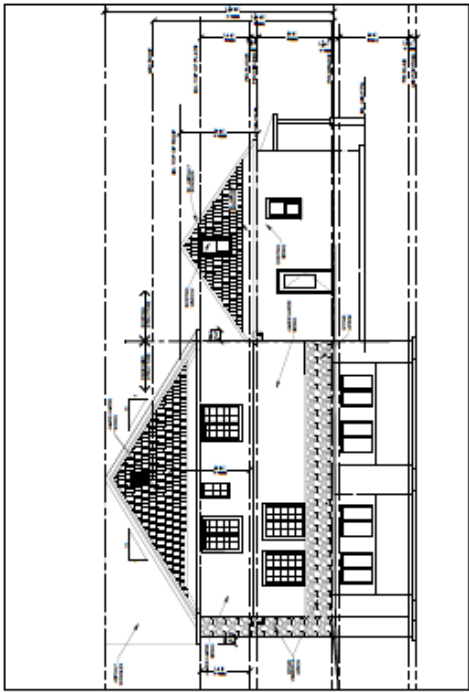
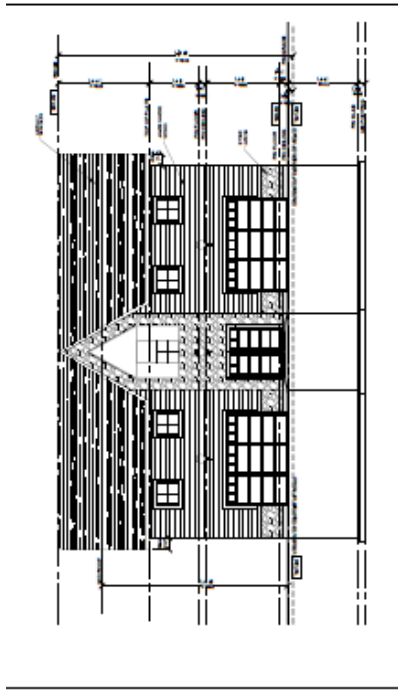
14 RAMKONA BOULEVARD
TOWN OF MARKHAM ONTARIO

AS SHOWN

DATE: MAY 8, 2018

SCALE: 1/32

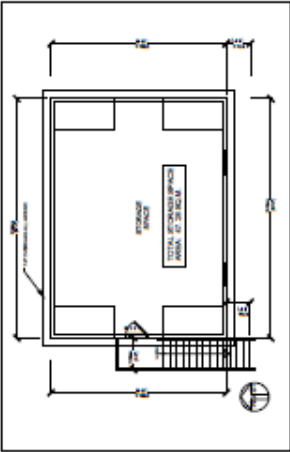
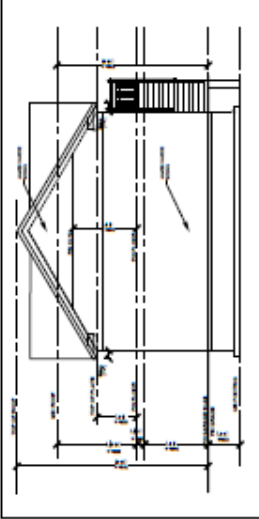
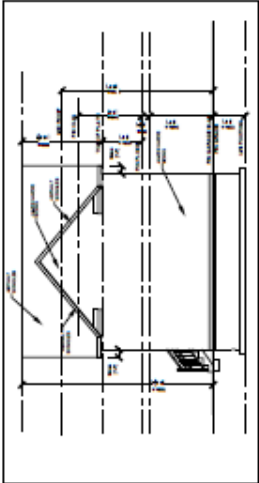
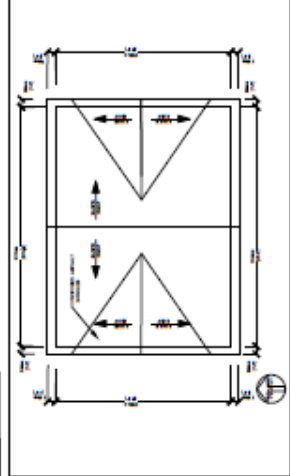
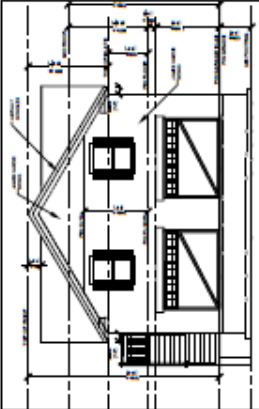
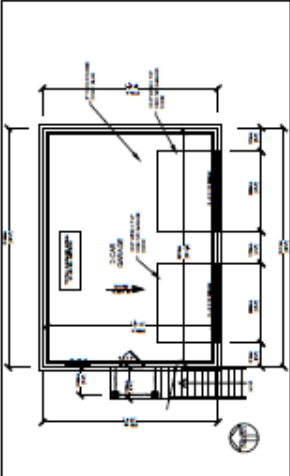
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Proposed New Accessory Building for the Retained Lot

<p style="font-size: 8px;">I warrant that this set of drawings was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the Province of Ontario. I warrant that this set of drawings was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the Province of Ontario.</p> <p style="font-size: 8px;">I warrant that this set of drawings was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the Province of Ontario. I warrant that this set of drawings was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the Province of Ontario.</p>	<p>2659121 Ontario Inc. Design & Project Managers 18 Markham Ave Unit A Toronto, Ontario M3M 1J7 Tel: 416-491-8384 Cell: 416-504-1366 www.ontarioinc.com</p>	<p>No. _____ Date _____</p> <p>Revised For _____ Date _____</p> <p style="text-align: right;">DATE PLOTTED: _____</p>
<p>PROP. GARAGE PLANS & ELEVATIONS (PART 2)</p>		
<p>PROPOSED DETACHED GARAGE</p>		
<p>14 RAMONA BOULEVARD TOWN OF MARKHAM ONTARIO</p>		
<p>AS SHOWN DATE _____</p> <p>TM DRAWN BY _____</p> <p>BM CHECKED BY _____</p> <p style="text-align: right;">18 N.E.</p>		

 <p>PROPOSED GARAGE STORAGE LOFT PLAN SCALE 1/8" = 1'-0" A-3</p>	 <p>PROPOSED GARAGE NORTH ELEVATION SCALE 1/8" = 1'-0" A-5</p>	 <p>PROPOSED GARAGE EAST ELEVATION SCALE 1/8" = 1'-0" A-4</p>
 <p>PROPOSED GARAGE ROOF PLAN SCALE 1/8" = 1'-0" A-6</p>	 <p>PROPOSED GARAGE SOUTH ELEVATION SCALE 1/8" = 1'-0" A-4</p>	 <p>PROPOSED GARAGE PLAN SCALE 1/8" = 1'-0" A-3</p>