



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 10, 2021

SUBJECT: SITE PLAN CONTROL APPLICATION SPC 20 132562
29 Jerman Street
Markham Village Heritage Conservation District
Proposed Rear Addition

Property/Building Description:

- One and a half storey dwelling, c.1863, board and batten siding, vernacular worker's cottage with Gothic Revival gable.

Use:

- Residence.

Heritage Status:

- A Class A heritage building in the Markham Village Heritage Conservation District Plan.

Application/Proposal:

- A Site Plan Control application proposing a one storey, 27.2m² (293 ft²) addition to the rear of the existing house has been submitted to the City;
- The application also proposes to re-introduce a historically appropriate solid wood 6 panelled mid-19th century front door to the house which has been absent for many decades;

Background:

- The addition is proposed to be constructed on the rear of the existing modern addition which was approved by the City in 2016 and is intended to facilitate the creation of a Secondary Suite for a family member;
- In addition to the variance that would be required from the Committee of Adjustment to permit a Secondary Suite, the new construction would also require

the following variances to the development standards of the Zoning By-law as identified by the architect, to permit:

- A maximum net floor area ratio of 50%, whereas the By-law permits a maximum net floor area ratio of 45%;
 - A maximum building depth of 18.9m whereas the By-law permits a maximum building depth 16.9m.
- The above variances are to be the subject of a future Committee of Adjustment application;

Staff Comment:

- The proposed addition complies with the policies and guidelines for additions to heritage buildings contained in the Markham Village Heritage Conservation District Plan and has almost no visibility from the public realm of Jerman Street and the variances identified appear to be minor and have no apparent negative impacts on the existing house or neighbourhood;
- Urban Design has reviewed the proposal through the pre-consultation application process and has identified no concerns from the perspective of preserving existing significant vegetation;
- The proposed front door represents a significant improvement to the appearance of the existing heritage dwelling and restores an important heritage feature. It is therefore recommended that the owners take advantage of the City's Designated Heritage Grant program to help fund the replication of this significant heritage feature;
- As staff has no concerns regarding the proposed addition it is recommended that final review of the Site Plan Control application be delegated to Heritage Section staff;

Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed design of the one storey rear addition to 29 Jerman Street and the proposed net floor area ratio of 50% and the maximum, building depth of 18.9m, and delegates final review of the Site Plan application to Heritage Section staff;

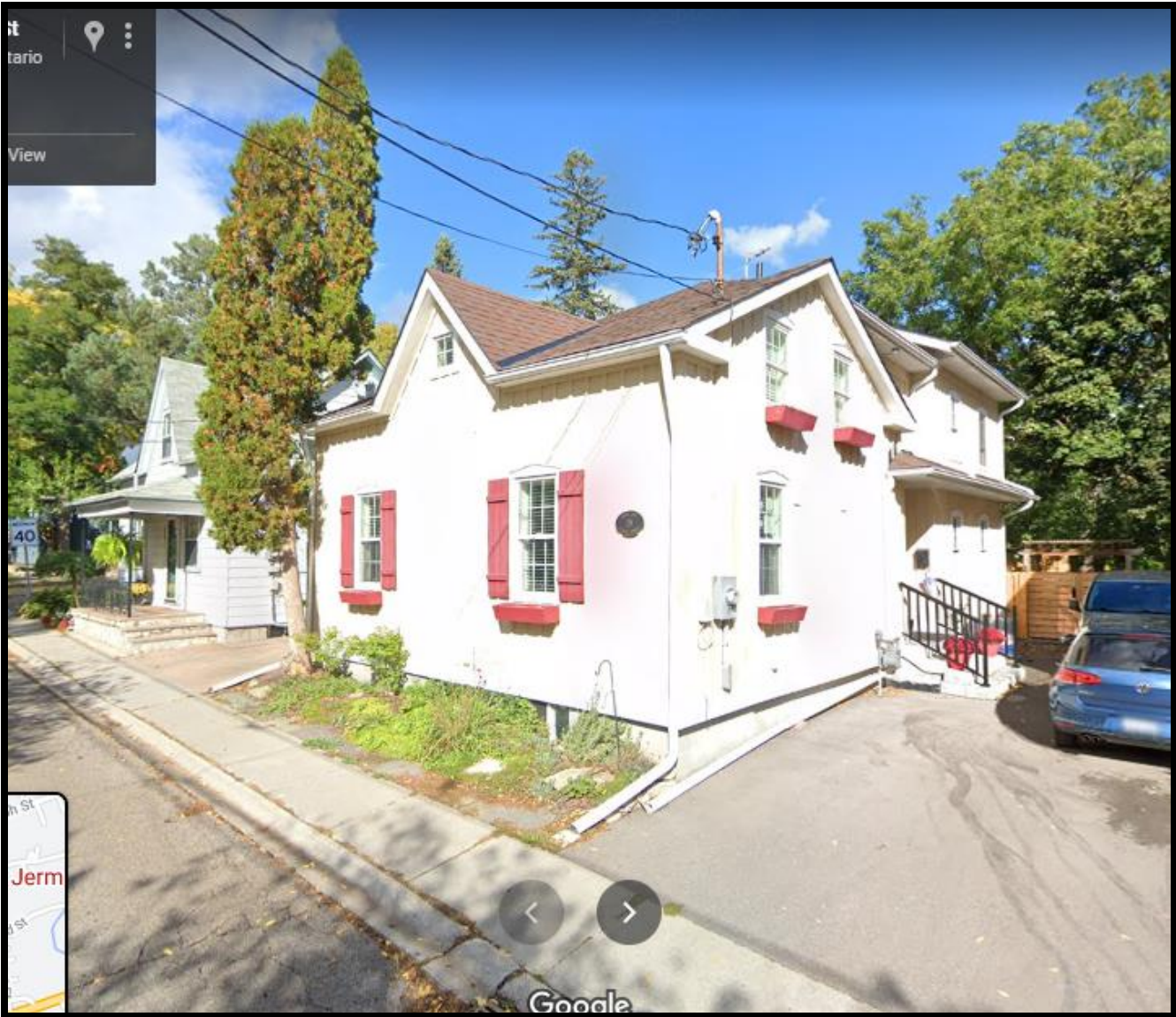
AND THAT the applicant enter into a Site Plan Agreement with the City including the standard conditions regarding windows, materials, colours etc.

File: 29 Jerman Street

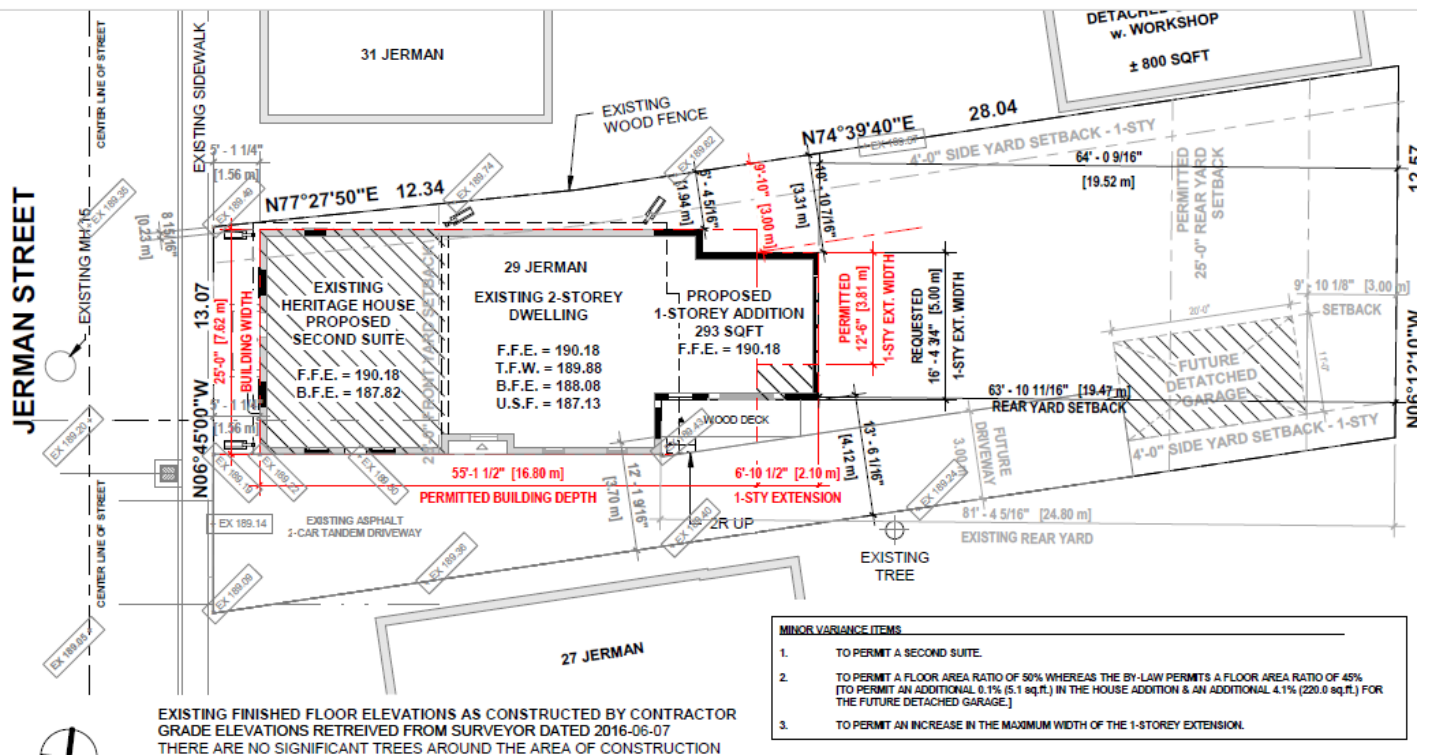
29 Jerman St. Markham Village Heritage Conservation District



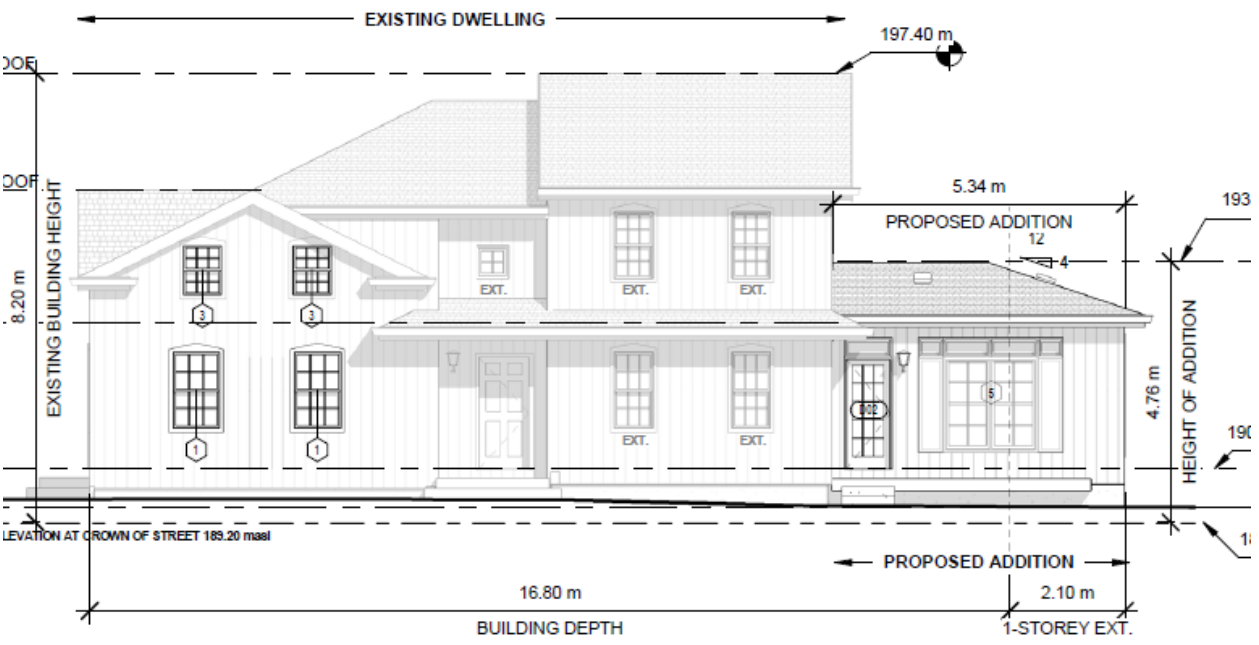
29 Jerman St. Markham Village Heritage Conservation District



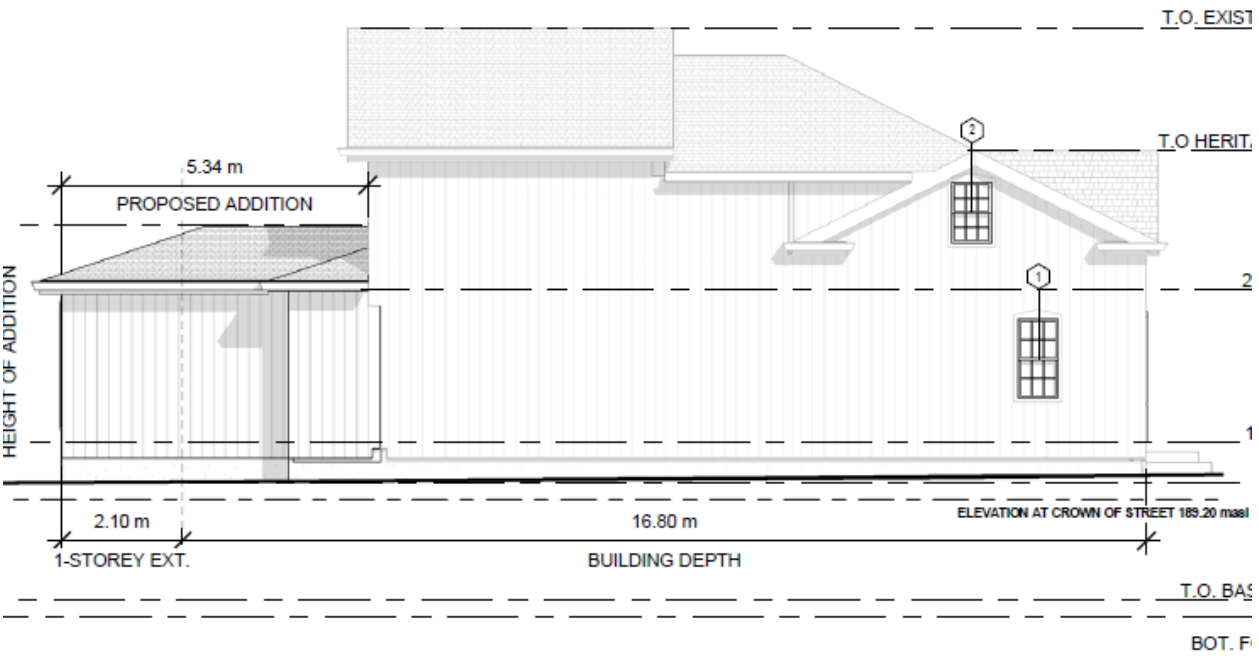
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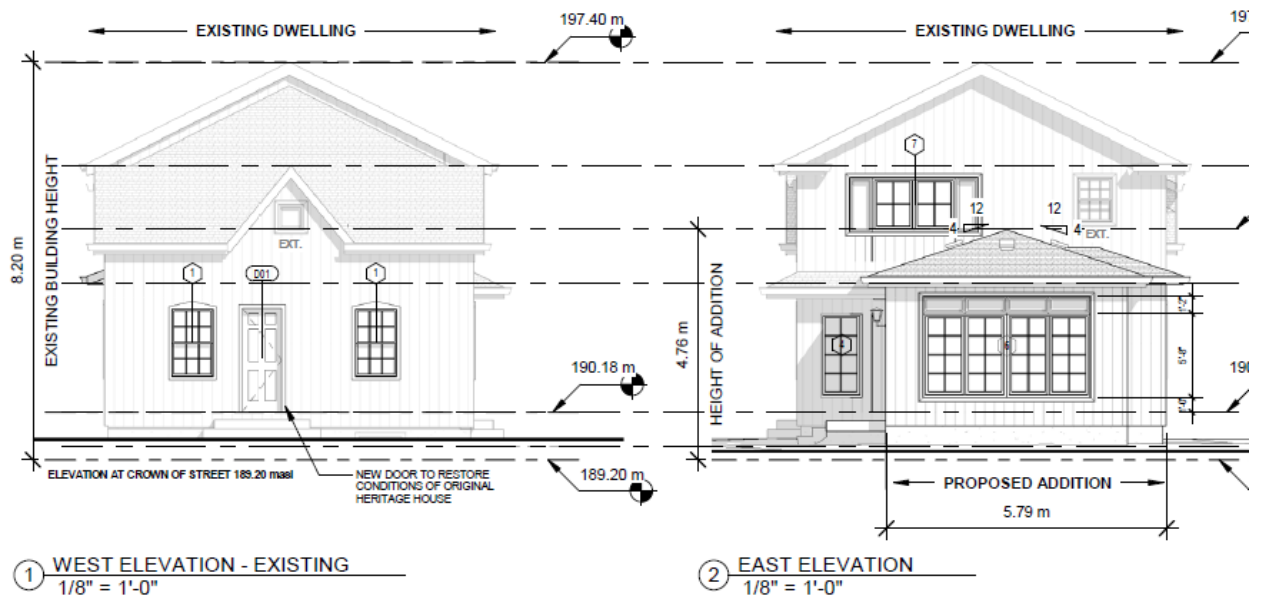
Proposed Elevations



South Elevation



North Elevation



29 JERMAN STREET, MARKHAM

Proposed Ground Floor Plan

