



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 12, 2021

SUBJECT: SITE PLAN CONTROL AND VARIANCE APPLICATIONS
SPC 20 132562 and A/025/21
29 Jerman Street
Markham Village Heritage Conservation District
Proposed Rear Addition and Secondary Suite

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:

- The City has received a Site Plan Control application proposing a one storey, 27.2m² (293 ft²) rear addition to the existing dwelling, as well as the re-introduction of a historically appropriate solid wood 6 panelled mid-19th century front door to the house which has been absent for many decades;
- The owners also proposed to convert the front heritage portion of the existing dwelling into a Secondary Suite for a family member;
- The variance application submitted in conjunction with the Site Plan application seeks to permit:
 - a maximum depth of 18.9 metres; whereas the by-law permits a maximum of 16.8 metres;

- a maximum floor area ratio of 50 percent; whereas the by-law permits a maximum of 45 percent;
- an accessory dwelling unit; whereas the by-law does not permit the use.
- a reduction in 1 parking space, whereas the By-law requires 1 parking space for an accessory dwelling unit

Background:

- The newly proposed 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 help make up the space lost by the current owners in order to create the proposed Secondary Suite for a family member in the heritage portion of the house;
- In March of 2021, Heritage Markham reviewed the proposed addition and supported two of the required variances need to construct it, namely the proposed net floor area ratio of 50%, and the proposed maximum building depth of 18.9 m. These variances were known prior to the applicant submitting a variance application to the Committee of Adjustment and Heritage Markham recommended delegating final review of the Site Plan application to Heritage Section staff;
- Since the March meeting of Heritage Markham, the applicant has submitted the variance application to the Committee of Adjustment that includes two additional variances to permit a Secondary Suite, and to provide no parking space for the Secondary Dwelling;

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, has almost no visibility from the public realm of Jerman Street, and 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 two additional variances to those considered by Heritage Markham in March of 2021 are supported by Heritage Section staff as they have no impact on the exterior appearance of the existing house and proposed addition.
- The proposed second residential unit in the heritage portion of the dwelling meets the definition of a Secondary Suite contained in the City's Official Plan and the absence of a parking spot for the second dwelling can be considered to be self-regulating, as a person needing to park a vehicle is not likely to occupy the suite.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the requested variance to permit:

- an accessory dwelling unit; whereas the by-law does not permit the use.
- a reduction in 1 parking space, whereas the By-law requires 1 parking space for an accessory dwelling unit

at 29 Jerman Street in Markham Village as they relate to the proposed rear addition to the existing dwelling.

AND THAT final review of the variance application A/025/21 be delegated to Heritage Section staff;

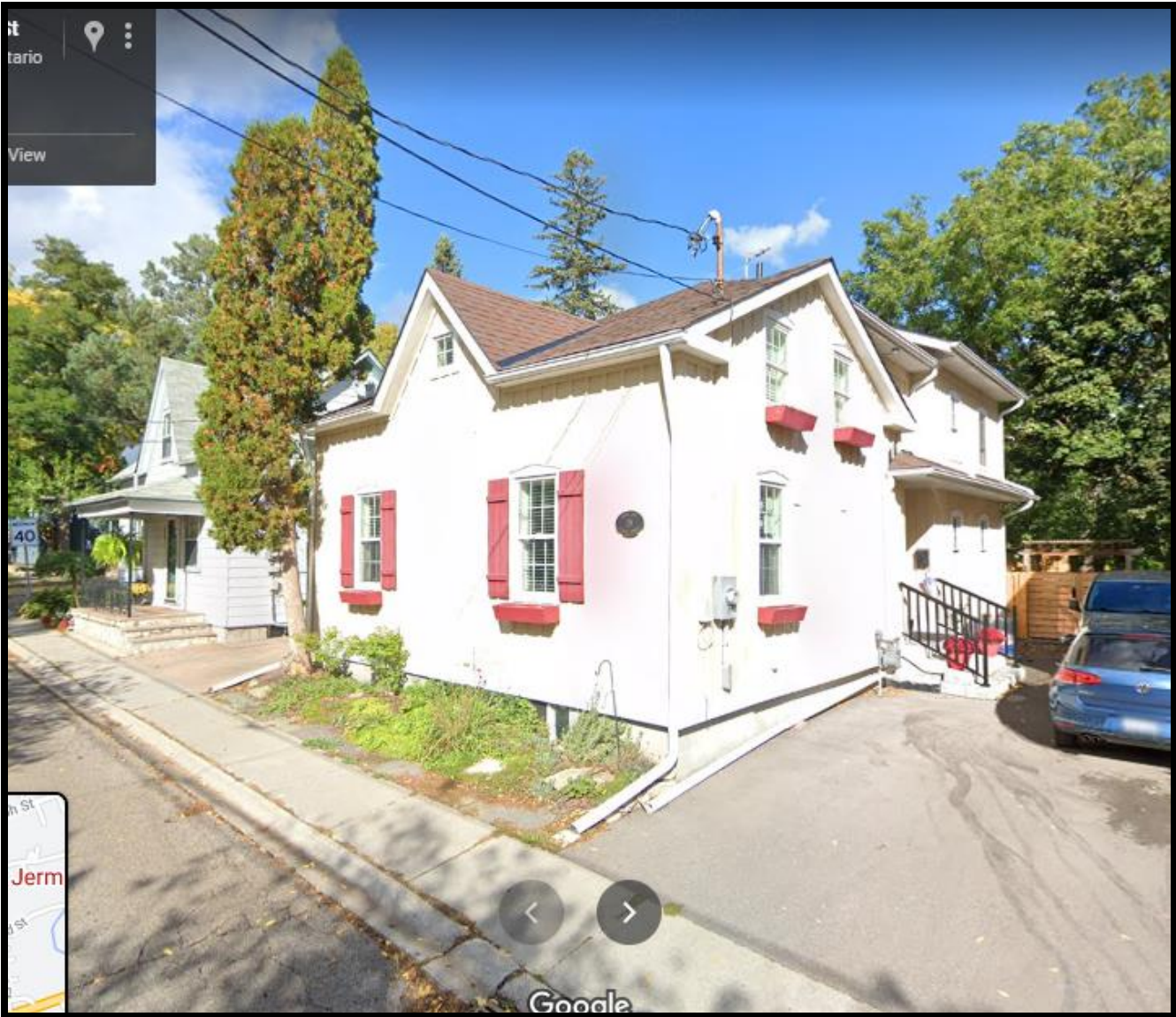
File: 29 Jerman Street

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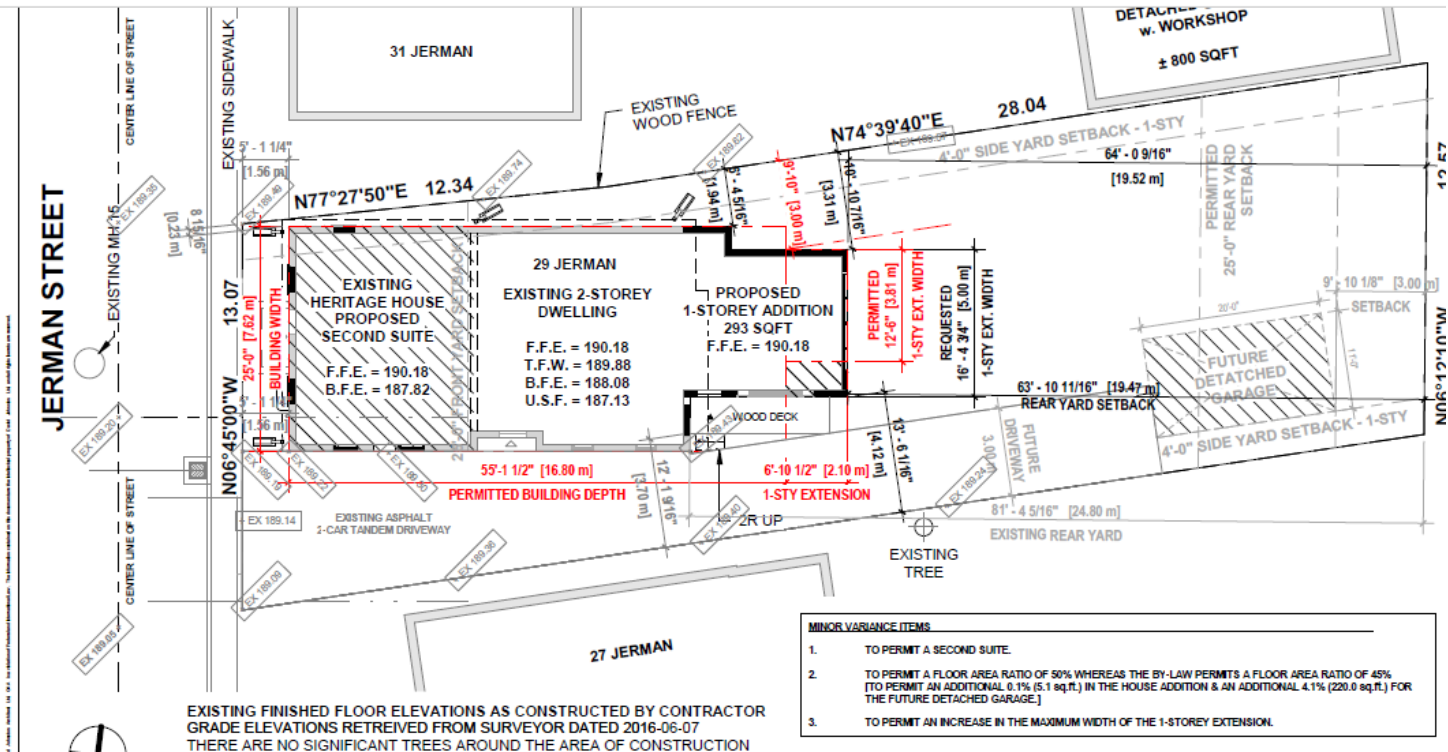
29 Jerman St. Markham Village Heritage Conservation District



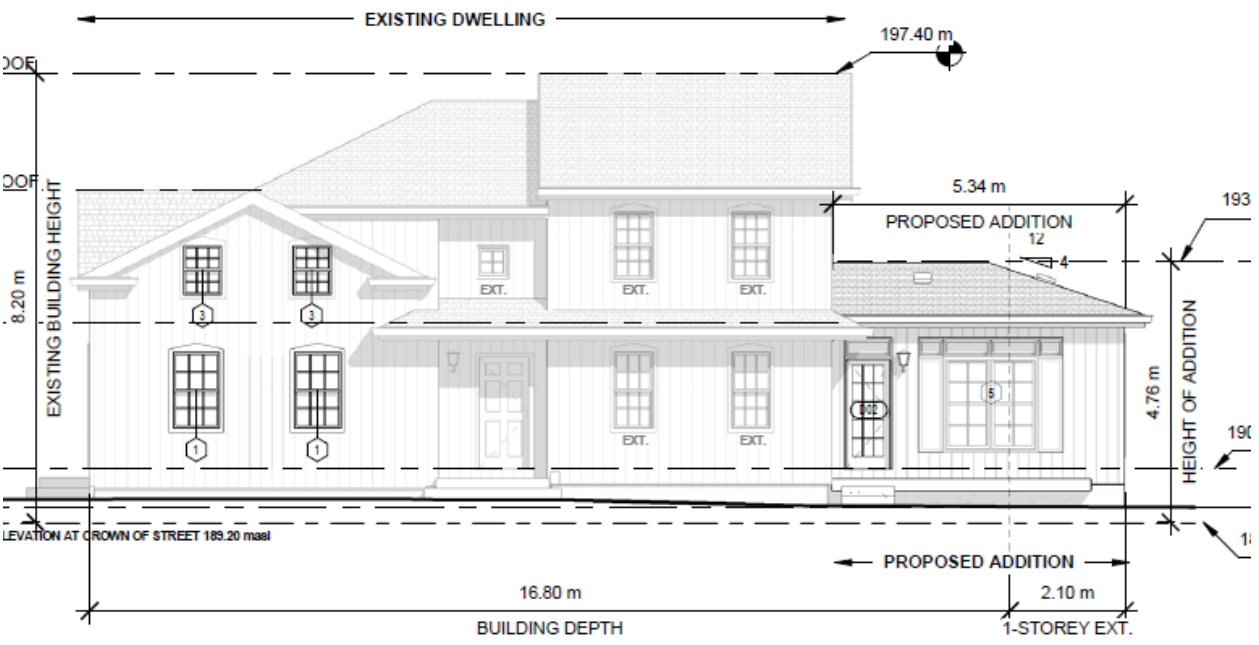
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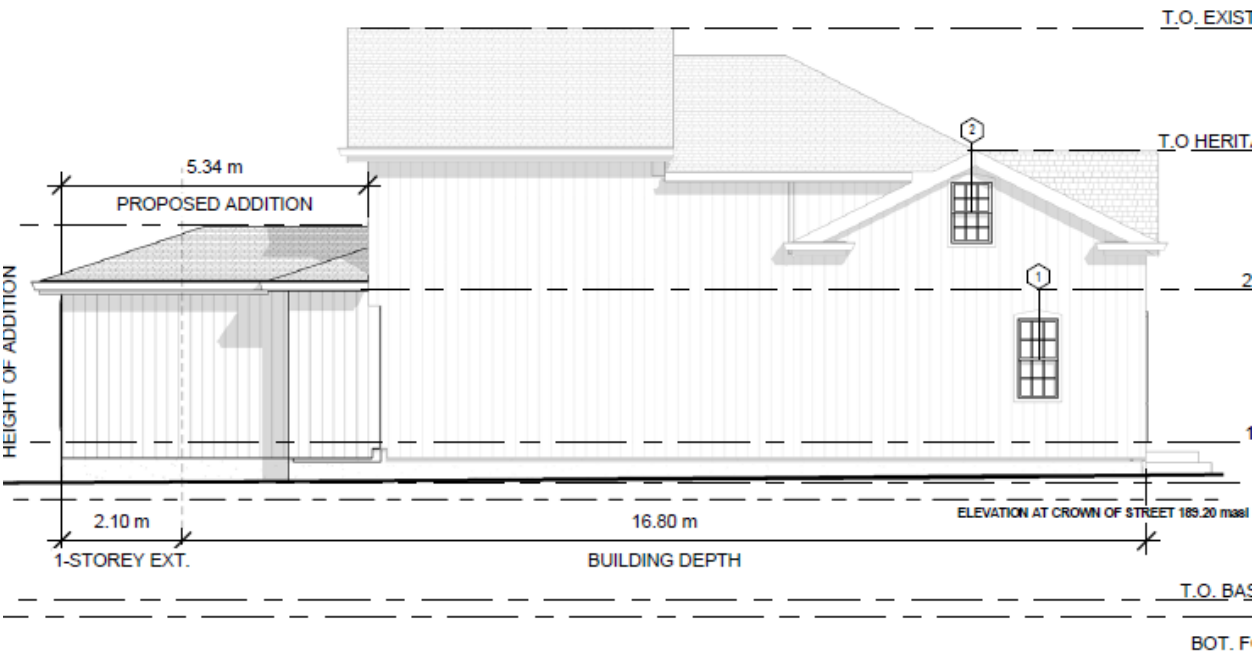
Proposed Site Plan



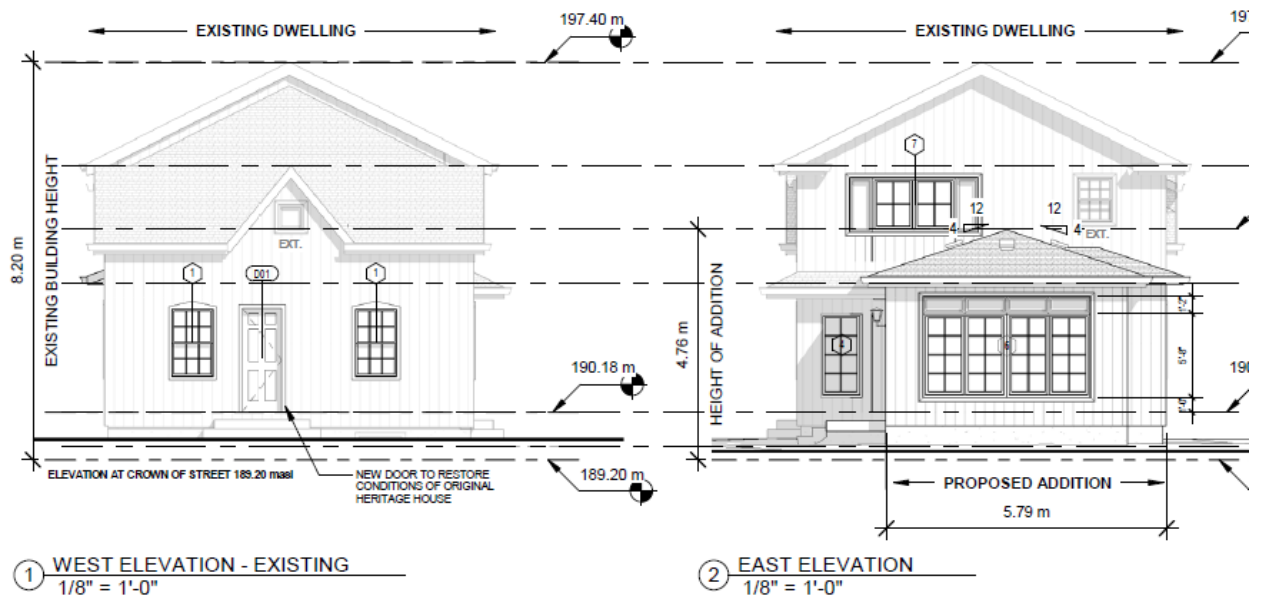
Proposed Elevations



South Elevation



North Elevation



29 JERMAN STREET, MARKHAM

Proposed Ground Floor Plan

