



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: February 8, 2023

SUBJECT: Committee of Adjustment Variance Application
27 Church Street, Markham Village Heritage Conservation District
MNV 22 266998, A/262/22

Property/Building Description: 1storey single detached dwelling constructed in 1948
Use: Residential
Heritage Status: Designated under Part V of the Ontario Heritage Act and classified as a Type B building or buildings of contextual value that support the heritage character of the district, but are not considered to have heritage significance.

Application/Proposal

- The owner proposes to demolish the existing Type B building and replace it with a new, detached, 316.8 m² (3,410 ft²) two storey dwelling, shown in the attached site plan and elevation drawings;
- The design of the proposed new dwelling requires the following variances to permit:
 - 1) a maximum net floor area ratio of 54.90 percent, whereas the By-law permits a maximum floor area ratio of 45 percent
 - 2) a porch with stairs to encroach 24.4 inches, whereas the By-law permits an encroachment of 18 inches
 - 3) a rear yard setback of 23.6 feet, whereas the By-law requires a minimum rear yard setback of 25 feet
 - 4) a maximum building depth of 17.68m, whereas the By-law permits a maximum of building depth of 16.8m.

Background

- On April 24, 2017 Markham Council passed a resolution approving the demolition of the existing Type 'B' house subject to the applicant obtaining site plan control approval for a new detached dwelling designed to comply with the policies and guidelines of the Markham Village Heritage Conservation District Plan;
- The City can no longer use Site Plan Control to permit new dwellings in the Markham Village Heritage Conservation District, and now uses a Major Heritage Permit approval

process in accordance with the provisions of the Ontario Heritage Act and By-law 2023-20 (A By-Law to Establish Procedures For Processing Permit Applications under the Ontario Heritage Act);

Staff Comment

- Heritage Staff has no objection from a heritage perspective to the requested variance to permit a maximum net floor area ratio of 54.9% as the proposed house has a building footprint (2,146 ft²) similar to, and compatible with the neighbouring home located to the west (2,139 ft²) and the home to the east (1,793 ft²). The Net Floor Area Ratio of 54% is partially due to the lot being smaller than the minimum lot size permitted by the By-law (6,327 ft²) whereas the By-law requires a minimum lot area of 6,600 ft², and because the proposed home is a full 2 storeys, whereas the neighbouring house to the west is a combination of one and two storeys, and the house to the east is only one storey in height;
- Heritage Staff have no objection from a heritage perspective to the requested variance to permit porch stairs to encroach 24” whereas 18” is permitted, as this is minor in nature;
- Heritage Staff have no objection from a heritage perspective to the requested variance to permit a minimum rear yard setback of 23.6 ft. as the rear yard setback of the proposed house is compatible with the rear yard setbacks of the neighbouring dwellings to the east and west;
- Heritage Staff have no objection from a heritage perspective to the requested variance to permit a maximum building depth of 17.68m as the building depth of the proposed house is similar to the building depth of neighbouring dwellings;
- Heritage Staff is also of the opinion that the design of the proposed house generally complies with the policies and guidelines for new buildings contained in Markham Village Heritage Conservation District Plan (see attached infill checklist) and therefore recommend that review of the future Major Heritage Permit application be delegated to the City, provided there are no significant deviations from the attached plans.

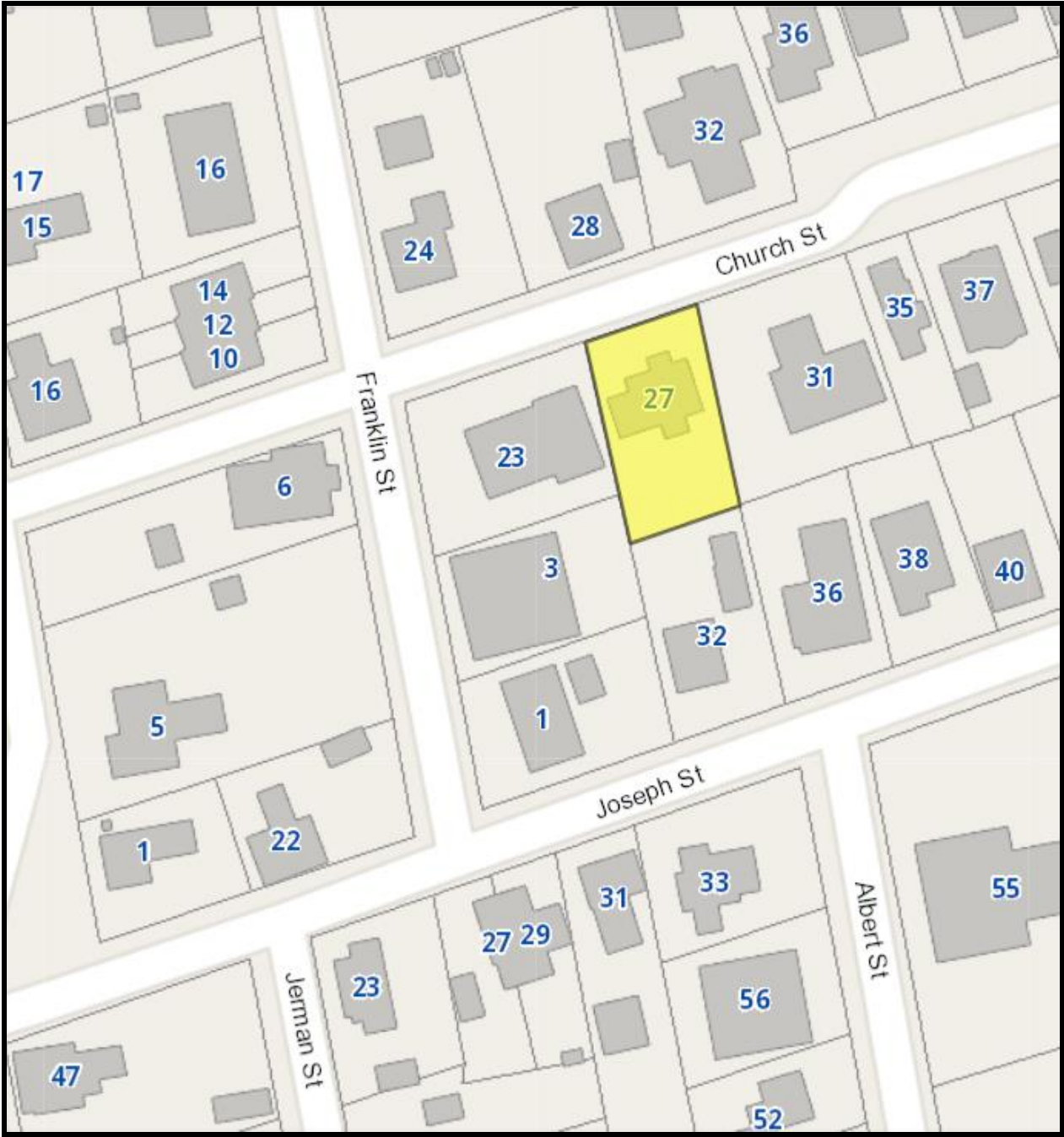
Suggested Recommendation for Heritage Markham

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

- a maximum net floor area ratio of 54.90 percent, whereas the By-law requires a maximum floor area ratio of 45percent
- a porch with stairs to encroach 24.4 inches, whereas the By-law permits 18 inches
- a rear yard setback of 23.6 feet, whereas the By-law requires a minimum of 25 feet
- a maximum building depth of 17.68m, whereas the By-law permits a maximum of 16.8m.

AND THAT Heritage Markham delegates the Committee’s review of the Major Heritage Permit application for the proposed new dwelling at 27 Church Street to Heritage Staff staff, provided that there are no significant deviations from the attached proposed site plan and elevations.

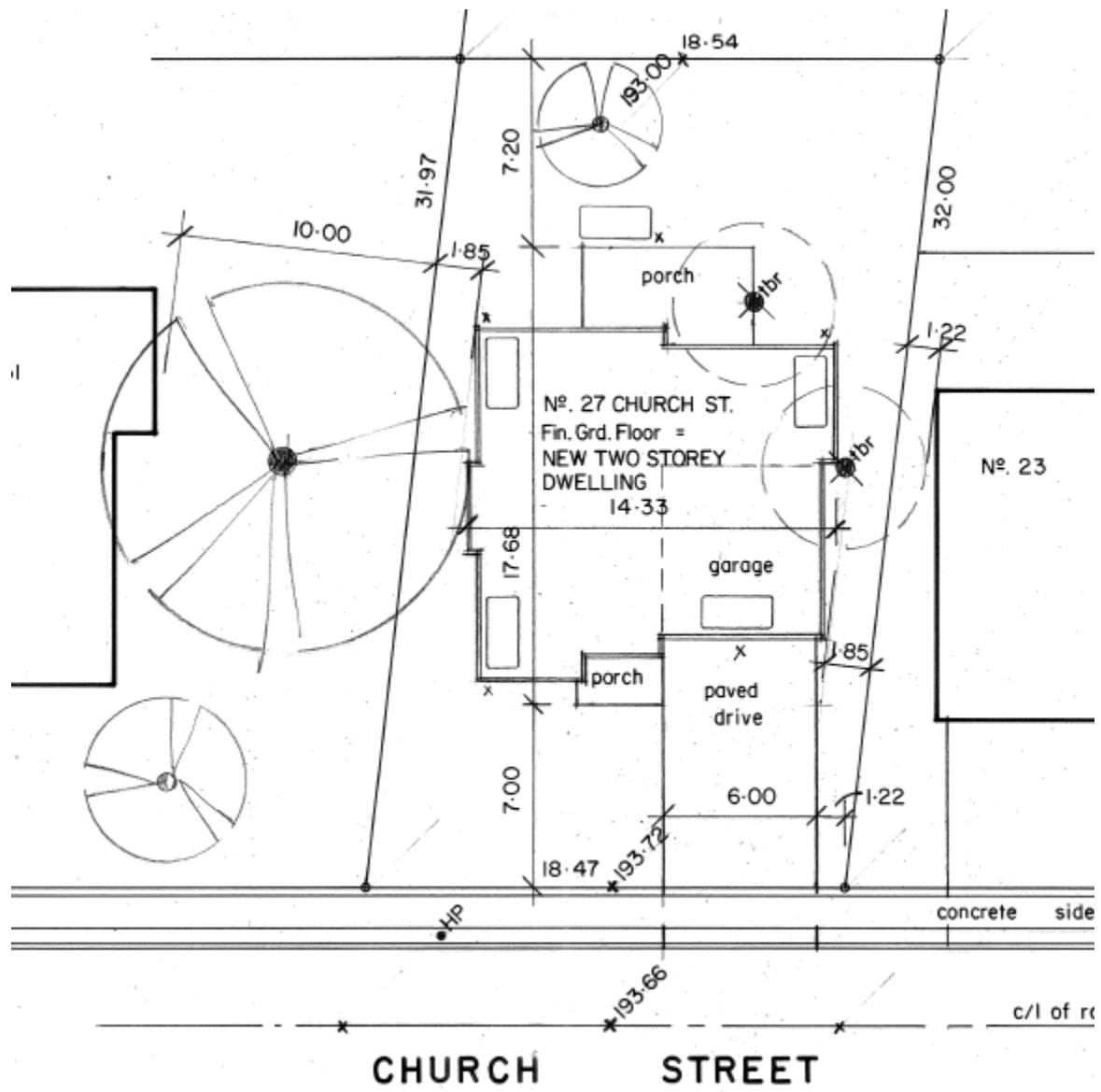
27 Church Street, Markham Village



27 Church Street, Markham Village



Proposed Site Plan



Proposed Elevations



Front (Church St.) Elevation



WEST SIDE

**Markham Village Heritage Conservation District
New Residential Infill**

Address: 27 Church Street

Plan Policy or Guideline	Specific Application Comment
3.1 Heritage Approach a) <u>Restoration</u> – care needed to ensure that the reproduction of an entire building is typical of the period without pretending to be original. b) <u>Complementary by Approximation</u> - understanding overall designs, patterns, urban form with reference to heritage buildings c) <u>Modern Complementary</u> - more modern approach for architectural style – maintain scale, massing, proportions of heritage buildings	Designer has taken a restoration approach to the design of the proposed new dwelling
4.2 Residential Building Guidelines - approach will differ according to sub-area, and adjacent buildings characteristics - assess each situation on individual basis	
4.2.1 Residential Proportions/Height - be compatible in terms of height, massing and proportions with adjacent heritage buildings - size of new structures –neither dominate adjacent heritage buildings nor be diminutive.	Proposed new dwelling does not require a variance to permit its proposed building height and has a ground floor building footprint that is similar and compatible with neighbouring dwellings.
4.2.2 Residential Setbacks and Siting - new infill not to obscure adjacent heritage buildings. - new infill and garages, fences etc to correspond and complements adjacent buildings unless adjacent is con-conforming - garages, parking should be inconspicuous and separate from public face- rear and side yards.	The proposed dwelling requires no side or front yard setbacks. The proposed dwelling has a rear yard setback similar to and compatible with neighbouring dwellings; The garage is sufficiently setback from other portions of the house
3.6 Policies – New Buildings Policy - not required to look like a restoration - judged on compatibility with adjacent bldgs. - in terms of massing, proportions and size	The proposed dwelling is compatible with neighbouring properties because it has windows, cladding, architectural forms and details similar to its neighbours.
3.6 Roof Policy (New Construction) <u>Roof shape</u> - complement dominant roof forms of adjacent buildings (gable roofs) <u>Materials</u> - asphalt, wood shingles	The proposed roof form is reflects the roof forms of neighbouring dwellings and proposes similar roofing material.
4.3.1 Roofs Guidelines - complement established pattern of adjacent historical buildings – pitched gable in single or multiple forms - do not use: tile, plastic, other synthetics	

- roof vents, skylights away from public views	
3.6 Window Policy (New Construction) Shape – follow proportions of heritage type buildings – no picture windows	The proposed windows reflect traditional 2 over 2 windows of the District
4.3.3 Window and Doors Guidelines - no specific guidelines for new construction	The proposed front entrance with sidelights is a traditional feature found in the District.
3.6 Materials Policy (New Construction) - brick masonry or wood siding - stucco or stone may be acceptable if it complements the surroundings	Proposed house has a mix of reclaimed brick veneer and vertical wood siding which were both used historically in Markham Village.
4.3.2 Exterior Finish Guidelines - materials and type of finish should complement heritage structures in district - wood cladding –horizontal clapboard or vertical board and batten as per historical methods	Materials reflect and complement historic dwellings in Markham Village, but brick veneer is not used in a traditional way.
3.6 Colour Policy (New Construction) -brick colour- red or yellow in harmony with other buildings - paint colour- appropriate to historical period of district	Colours are unknown
4.3.4 Paint and Colour Guidelines - paint surfaces that are historically painted - do not strip wood or leave unpainted - do not paint brick surfaces -colour selection- compatible with surrounding heritage buildings and preferred colours for walls and trim are identified (for walls: historical white, beige, light grey, sandy yellow and terra cotta.	It is assumed that wood cladding will have a painted finish.