



MEMORANDUM



TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: November 13, 2024

SUBJECT: Committee of Adjustment Variance Application
2 Wismer Place, Markham Heritage Estates
Proposed Variances in Support of a Detached Accessory Building and Addition to
the Existing House
MNV 24 194837, A/122/24

Property/Building Description: *1-1/2 Storey Relocated Heritage Dwelling c. 1865*
Use: *Residential*
Heritage Status: Designated under Part IV of the Ontario Heritage Act and
subject to a Heritage Conservation Easement Agreement

Application/Proposal

- The owner is proposing to construct a 13.9m² (150 ft²) one storey mudroom addition and a new detached two storey 142.3m² (1,532 ft²) accessory building secondary residence with a single garage bay.
- The proposed addition and detached accessory building require the following variances to permit:
 - an accessory building with a gross ground floor area of 72.62 square metres, whereas the by-law permits a maximum gross ground floor area of 65 square metres;
 - an accessory building with a height of 6.25 metres, whereas the by-law permits a maximum of 5.5 metres; and
 - a combined gross ground floor area of 154.42 square metres for a relocated heritage building plus all new additions, whereas the by-law permits a maximum of 139 square metres.

Background

- The site plan for the relocated heritage house was approved by the City in 2014 and included a smaller one storey detached 2 bay garage which was never constructed.
- Since that time, the Provincial Government has permitted the creation of additional dwelling units on properties zoned for detached dwellings, including properties in Markham Heritage Estates.
- The design of accessory buildings in Markham Heritage Estates often reflects those of historic urban barns or coach houses which tend to be larger and higher than typical garage/accessory buildings. The development standards of the Zoning By-law as they

apply to Heritage Estates do anticipate this, but the City has approved variances in the past for similar accessory buildings in Heritage Estates. For example, the accessory building constructed at 7 Heritage Corners Lane has a building height of 5.67 m and a gross ground floor area of 91.3m² and the accessory building constructed at 12 David Gohn Circle has a building height of 5.72m and a gross ground floor area of 79.9m².

Staff Comment

- Staff has reviewed the requested variances and anticipates no negative impacts to the property or the historic character of Heritage Estates that would result from the approval of the variances.
- Staff also notes that the City has approved accessory buildings requiring similar variances in the past and that the proposed accessory building is of comparable size and height.
- Therefore, Staff recommends that Heritage Markham have no objection to the requested variances and delegate final review of the variance application and future Major Heritage Permit application to Heritage Section on the condition that the plans are generally consistent with those submitted in support of the variance application.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the requested variances from a heritage perspective and delegates final review of the variance application and the future Major Heritage Permit application to Heritage Section staff subject to the plans being generally consistent with those submitted in support of the variance application.

Attachments:

Location Map

Google Street View of the Property

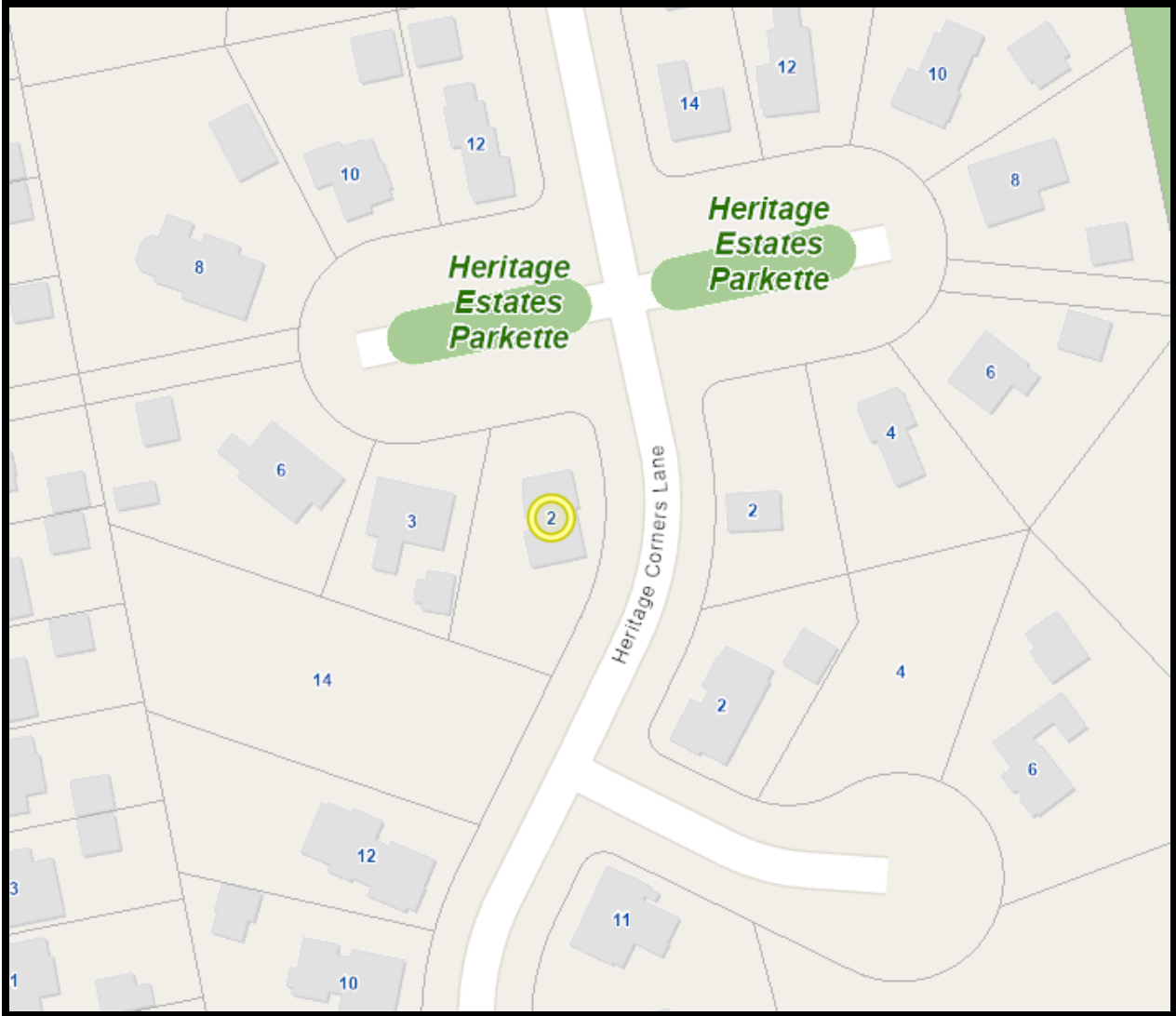
Proposed Site Plan

Proposed Ground Floor Plan of Dwelling

Proposed Elevations

File: 2 Wismer Place

Location Map



Google Street View of Property

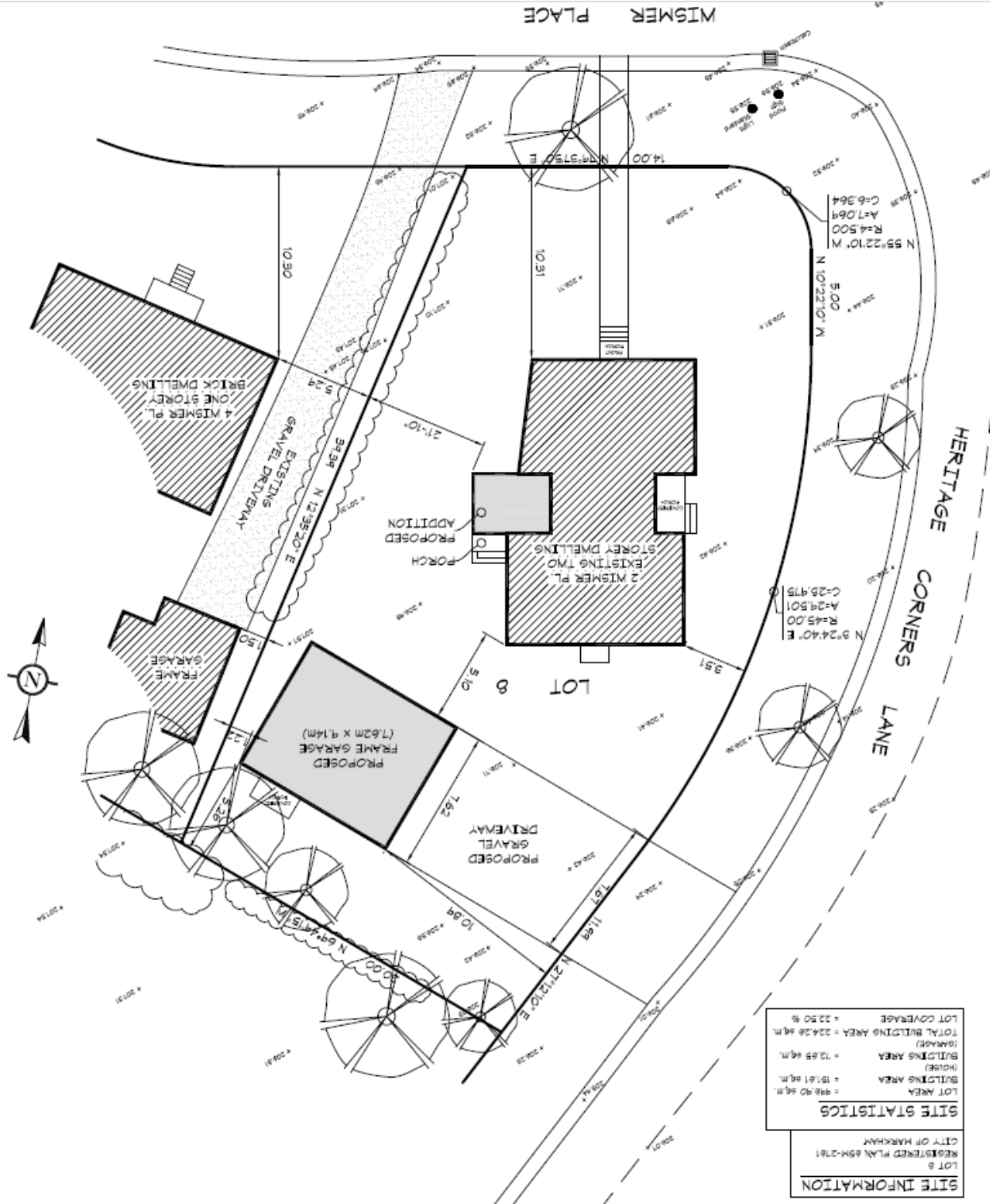


View looking west

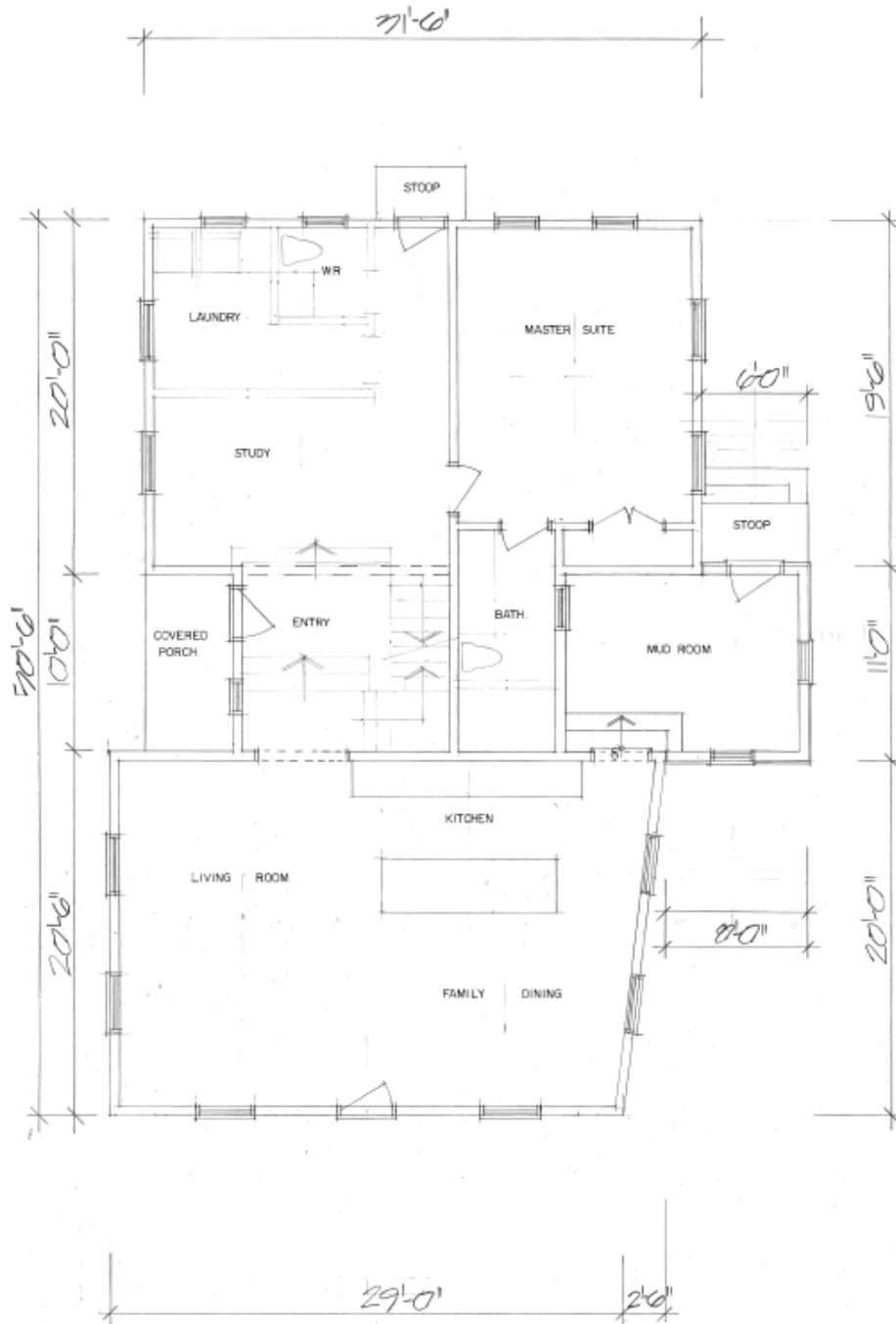


View looking southeast

Proposed Site Plan



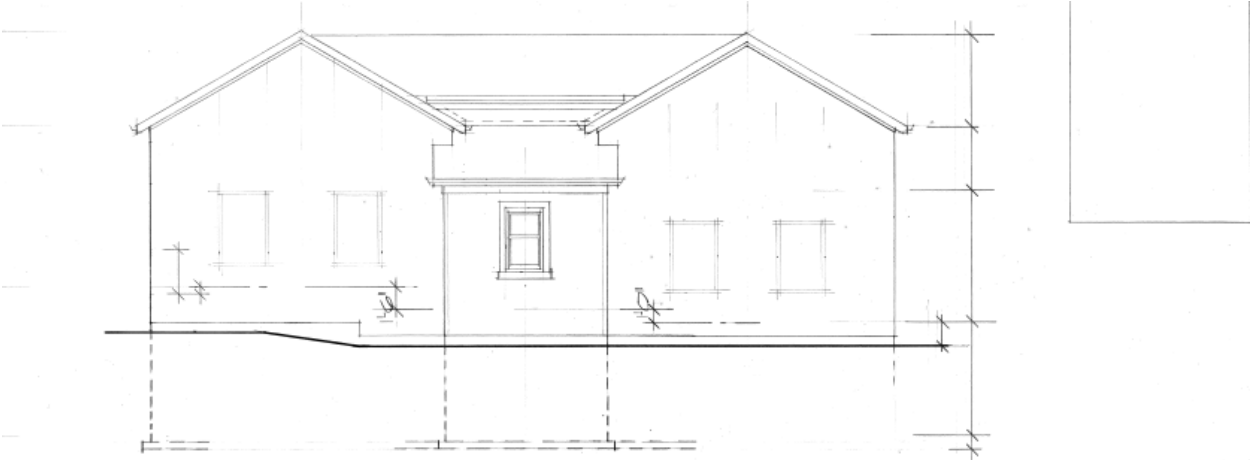
Ground Floor Plan of Dwelling



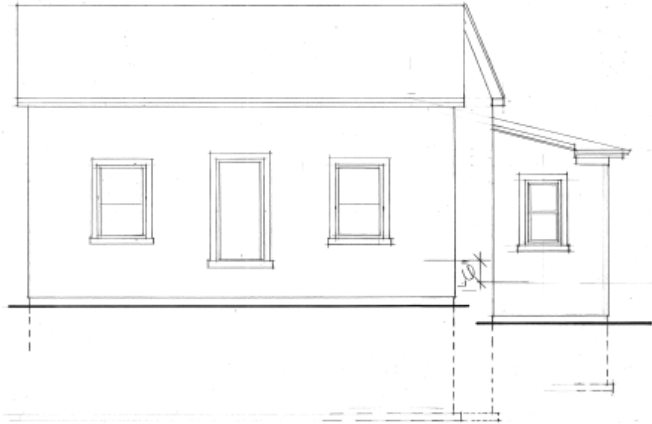
GROUND FLOOR PLAN

EX. GROUND FLOOR AREA	= 1,437 sq. ft.
PROPOSED ADDITION	= 150 sq. ft.
TOTAL	= 1,587 sq. ft.
EX. BUILDING AREA	= 1,487 sq. ft.
PROPOSED ADDITIONS	= 150 sq. ft.
TOTAL	= 1,637 sq. ft.

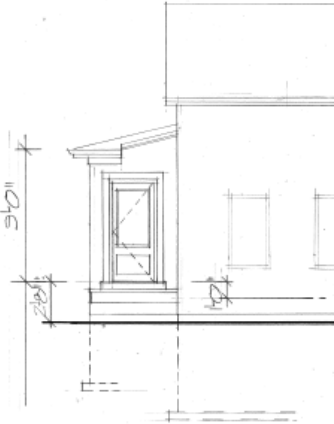
Proposed Elevations of House



WEST SIDE



FRONT ELEVATION - NORTH



SOUTH SIDE

Proposed Accessory Building Elevations

