



## MEMORANDUM

**TO:** Mayor and Members of Council

**FROM:** Jim Baird, Commissioner of Development Services

**PREPARED BY:** George Duncan, Senior Heritage Planner

**DATE:** October 27, 2009

**SUBJECT:** 60 Rouge Street Mediation:  
Land Severance/Demolition/Site Plan Approval  
John Alexandris, Owner/Applicant  
Edgar DeSouza, Appellant  
Markham Village Heritage Conservation District

The discussion concerning the upcoming OMB hearing and the Town's involvement was referred from DSC on October 20, 2009, to Council.

For Council's information, staff has summarized the changes that have been made to the house design for 60 Rouge Street from the original submission in May 2009 to the present submission (October 20, 2009). These changes have been made by the applicant to bring the GFA for the proposed new dwelling fronting on Rouge Street into compliance with the Residential Infill By-law 1220/99-90 and to further address the concerns of the appellant (owner of 58 Rouge Street).

### Changes in Building Plans for 60 Rouge Street from Original Submission to Present Submission

Original Submission	Present Submission	By-law Standard
GFA 4245 sq ft	GFA 3,652 sq ft	3,659.04 sq ft
Front Yard 7.6m/25 ft	Front Yard 7.6m/25 ft	7.6m/25 ft
Side Yard 4.7m/15.41 ft	Side Yard 4.7m/15.41 ft	1.8m/6 ft
Flankage 4.7m/15.41 ft	Flankage 6.6m/21.83 ft	3m/10 ft
Rear Yard 7.6m/25 ft	Rear Yard 8m/26.5 ft	7.6m/25 ft
Building Height 8.7m/28.5 ft	Building Height 8.2m/27 ft	9.8m/32 ft
Building Depth 15m/49 ft	Building Depth 14.7m/48.33 ft	16.8m/55 ft

In addition to the above changes in building size, following meetings with the appellant in September and October, the applicant has:

- Reduced the number, configuration and size of window openings on the west-facing elevation, including no dormers or windows on the west side of the second floor of each house;
- Eliminated the attic space and living space over the garage;
- Relocated the second floor living space to the east end of the house.
- Agreed to see if the roof height can be further reduced.

**The present submission for the proposed house at 60 Rouge Street complies with the development standards of the Residential Infill By-law 1229/99-90, based on the applicant's statistics.** If the OMB approves the severance, the proposed new house at 52 Nelson Street would also be required to match the development standards and design details of 60 Rouge Street. The applicant will also be required to apply for Site Plan Approval for the new lot fronting on Nelson Street.

The applicant and the appellant remain in discussion on the potential for a negotiated settlement to resolve the issues regarding the severance at 60 Rouge Street and the design of the proposed new houses. The status of the potential resolution will be presented by staff to Council on October 27, 2009.

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