

Ciccarelli Request Exemption Request

Renovating to meet a family's needs now and in the future

- Who we are:
- Jay, Shawna, Claire, Nicholas and Cee Cee
- Lived in Newmarket since 1994
- Claire and Nicholas grew up in Newmarket
- Involved in many programs
 - NMHA, Redbirds Lacrosse, Newmarket Soccer, Newmarket Baseball, Stingrays Swim Club, Brownies and Girl Guides
- Jay and Shawna volunteered
 - NMHA, Redbirds, Brownies, Stingrays
 - School fundraisers, Heart and Stroke
- Our Parents – John, Judy, Tony and Joan
 - Aged 80 - 86



We believe in Supporting Our Community & Buying Local

Recent examples

- Bradford Moving and Storage
 - Contracted to move and storing furniture until renovation is complete
- Take Out Wednesday Campaign Support
 - Made in Mexico, The George, J's Fish and Chips, Big Catch, Ground Burger Bar, Sushi Jun, Hong Kong Kitchen, Big Bone BBQ, OVFH, Cachet, Zucca's etc..
- Groceries, Home Improvement etc..
 - Vince's, Four Seasons Bakery, Nutmeg, Blooming Wellies, Home Hardware, Bargain Wheels, Canadian Tire



Background

- Always wanted to be in this area.
 - Purchased Beechwood before Covid.
 - Closed and moved during Covid.
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- Previous owner bought and sold within 6 months.
 - Prior to previous owner, it was used as a rental property which sat vacant for 18 months at one point.
 - We have had to do a massive clean up attempting to re-establish the front lawn and remove invasive weeds that have started to take over the back.



2019 AERIAL VIEW

- You can see from this 2019 picture that there have been significant additions to the surrounding homes (160, 168 & 174 Beechwood). Their footprints are much larger than the current and proposed footprint of 164 Beechwood.



Needs and Project Considerations

Needs

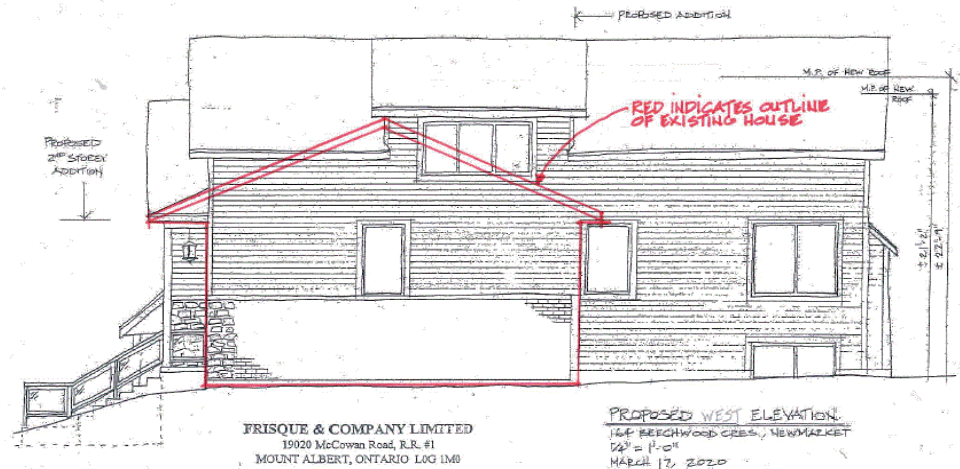
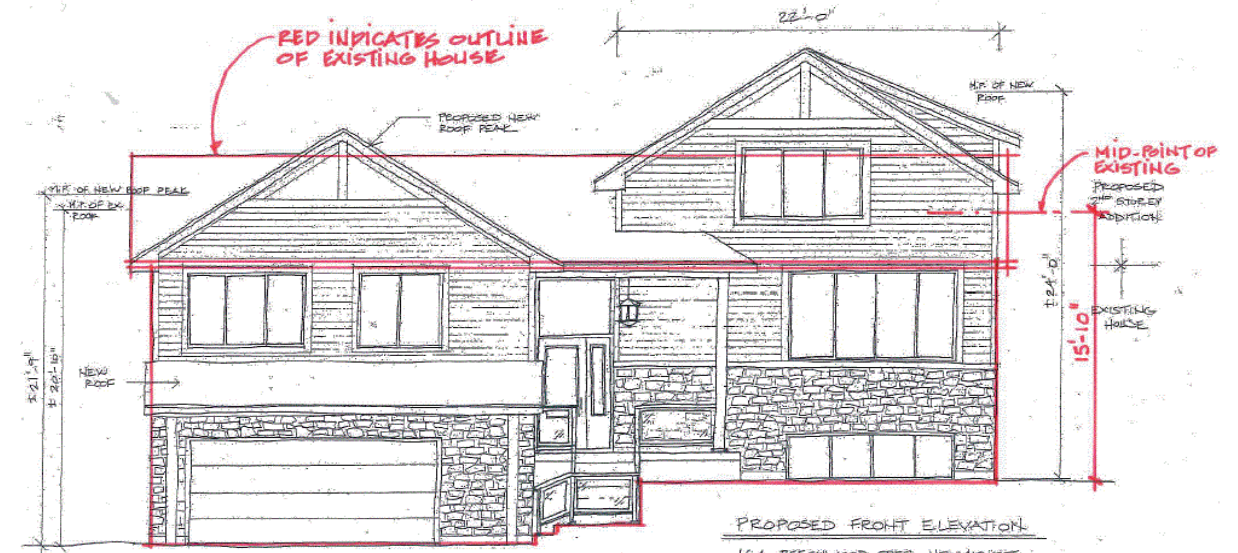
- Update mechanicals
- Expansion of current 1278 square feet
- Designated office
- Additional bedrooms
- Additional washrooms
- Replace / update current bathroom
- Flexibility to support Parents Aging in Place

Considerations

- No removal of trees
- Minimal increase in footprint
- Design for least impact on land from heavy equipment.
- Design for minimal disruption to neighbours
 - Minimize project duration
 - Fastest time from excavation to building closed in
- Local experienced Design/Build Contractor
- Hire local Subs and Trades

Design Decision

- 20 ft x 20 ft addition at rear at southwest corner
- Reduced height second story
 - Walls at side 5'4" in height
 - Ceiling follows roof pitch to achieve max height
- Reconfigure main floor
- Increased stairwell width to accommodate chair lift for Aging Parents
- Increased hallway widths to accommodate walker and/or wheelchair
- Basement office space
- Additional Bedrooms and Washrooms



Letter Distributed to the Community

Hello Neighbours,

My name is Shawna Ciccarelli, my husband is Jay and our children are Claire and Nicholas. We have lived in Newmarket for 25 years with both our children being born and raised in this community.

We originally resided for 8 years in Glenway and for 17 years in Stonehaven. During that time, Jay and I have volunteered for Newmarket Minor Hockey Association, Newmarket Redbirds Lacrosse, Newmarket Soccer Club, Heart & Stroke and various school fundraisers at Notre Dame, St Maximilian Kolbe and Sacred Heart where Nick and Claire attended.

We have roots in this community and have been looking for an opportunity to move into this area of Newmarket for some time. In February we purchased 164 Beechwood Crescent and moved in March. While we love the street and especially our lot and the trees, 164 Beechwood needs repair.

We have plans to renovate to meet our current family needs and plan for additional living space as we have 4 elderly parents above the age of 80 and we know with certainty that some will reside with us in the near future.

As you likely received a notice from the Town notifying you of our Interim Control By-law 2019-04 exemption request, we wanted to be transparent and share our thinking on the plan.

When we met with local architect Bill Frisque (www.frisquedesignbuild.com), we communicated a desire to balance the need to renovate the home while conserving the trees on the lot and align with the character of homes in this area while minimizing disruption and the heavy machinery required to dig a large foundation. Based on this our decisions were:

- Minimize the size of the addition's footprint on the lot
 - Add 20 ft x 20 ft extension at the rear of the property
- Add a second story but remain within the existing by-law's maximum height
 - 7.3 metre roof line vs 10 metre maximum

These decisions result in a home that consumes less than 16 percent of the available lot and is 2.7 metres less than the maximum height and lower than many homes in the area.

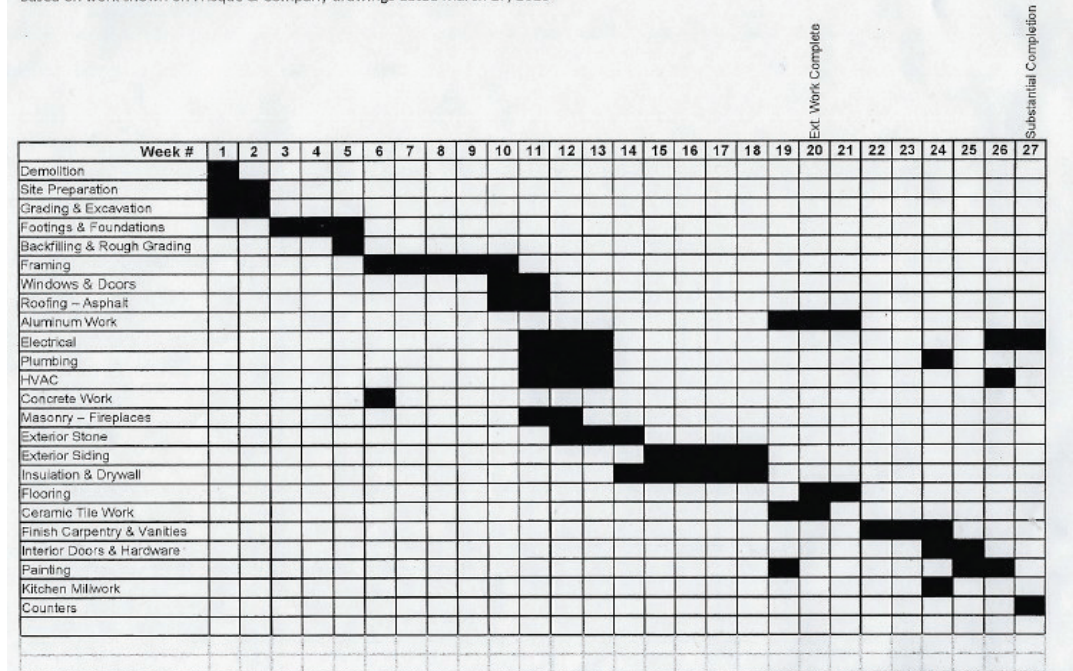
We would be happy to discuss our plans. If you would like to contact us, please reach out to us at sjiccarelli@icloud.com or if you see us outside please feel free to say hello and have a conversation -- socially distanced of course.

Thank you for taking the time to read our letter. We appreciate it and look forward to meeting everyone when things start to open up more.

Jay and Shawna Ciccarelli

Proposed Timeline for 164 Beechwood

Based on work shown on Frisque & Company drawings dated March 17, 2020



FRISQUE & COMPANY LIMITED
19020 McCowan Road, R.R. #1
MOUNT ALBERT, ONTARIO L0G 1M0

Comments to Concerns Raised by Submitted Deputations

- Interim Control Bylaw was designed not to prevent renovations and additions but to ensure that all applicants maintain the character of the neighbourhood. It's about compatibility, not prevention.
- Precedent has already been set by the applications for exemption that have already been passed at the following location: 81 Joseph St., 178 Parkview Cres., 844 Magnolia Ave., 110 Niagara St., 730 Arthur St., are to name a few.
- This isn't a true second storey – it's a half storey as the side walls are 5'4" in height.
- By increasing the footprint of the bungalow, we would be requesting permission to take down several trees which is why we have chosen to go up.
- Our architect has come out multiple times in order to measure and re-measure and has provided additional drawings to the Town.
- Basement is not a full storey as it is less than 1.8 meters (5'11") above grade, therefore by adding another storey, it does not make this a 3 storey building, it makes it a 2 storey home.
- The images supplied with the new addition super-imposed are not to scale and is not a true representation of how the addition will look.

Comments to Concerns Raised by Submitted Deputations

- Consulted with arborists and will be following their guidelines/recommendations with regards to protecting the trees during construction.
- We have been told that our proposed plan already does fall within the new by-laws that are being considered by the Town.
- Below is a streetscape picture of the existing neighbourhood from the “other side” of our home. As you can see, there is an updated 2 storey home (174 Beechwood) beside the flat roofed raised bungalow (168 Beechwood) then 164 and 160 Beechwood. As you can see, adding a half storey to 164 Beechwood will not compromise the streetscape.



In Closing

- Long time residents that require a home that meets our current and future needs.
- Designed respecting all current by-laws while anticipating the concerns of neighbours:
 - Trees
 - Height
 - Footprint
 - Project Duration.

**Thank you for allowing me to
speak to our application for
exemption.**
