



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: December 11, 2019

SUBJECT: Site Plan Control Application
269 Main Street North, Markham Village Heritage Conservation District
SPC 19 136761

Property/Building Description: Two Storey, Edwardian, c. 1907 (MPAC)

Use: Three Dwelling Unit Residence

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'A' building or buildings that define the heritage character of the district.

Application/Proposal

- The owner has submitted a site plan application to construct a 200.9m² (2,162.5 ft²) 2-1/2 storey addition to expand the three dwelling unit residence.

Background

- Heritage Markham supported a re-zoning application to permit the three dwelling unit residence in January of 2018, subject to applicant entering into a Heritage Conservation Easement Agreement and making certain architectural revisions to the design of the proposed addition (See Heritage Markham Extract January 2018);

Staff Comment

- The applicant has implemented the majority of the architectural revisions to the design recommended by Heritage Markham in January of 2018 with the exception of slightly recessing the exterior wall of the addition on the north elevation. However, Heritage staff is of the opinion that this is not absolutely necessary given that the other recommended revisions have been implemented, and because the massing of the addition is clearly evident on the south elevation of the dwelling;
- Staff notes that the existing chimney is to be removed and a ground floor window on the north elevation of the existing house due to the location of a new interior staircase. Given their location on the north side elevation, Staff has no objection to their removal as they

do not negatively impact the heritage character of the existing building in a significant way;

- Staff therefore has no objection to the form, massing, height, scale and materials of the proposed addition, subject to the following revisions to the design of the elevations:
 - That the windows of the proposed addition be revised to 6 over 1 single or double hung windows to more accurately reflect the early 20th design of the existing house;
 - That the existing windows of the heritage portion of the house found on the west façade and dormers be replaced with new wooden windows typical of the early 20th century construction date of the existing house, to the satisfaction of Heritage Section staff;
 - That the modern cladding installed on the beam of the front veranda be removed to expose the underlying wood, and the small corbels that were removed replicated and reinstalled to the satisfaction of Heritage Section staff;
 - And that the vinyl siding of the dormers be replaced with painted wooden shingles to the satisfaction of Heritage Section staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the form, massing, height, scale and materials of the proposed addition, subject to the following revisions to the proposed elevations:

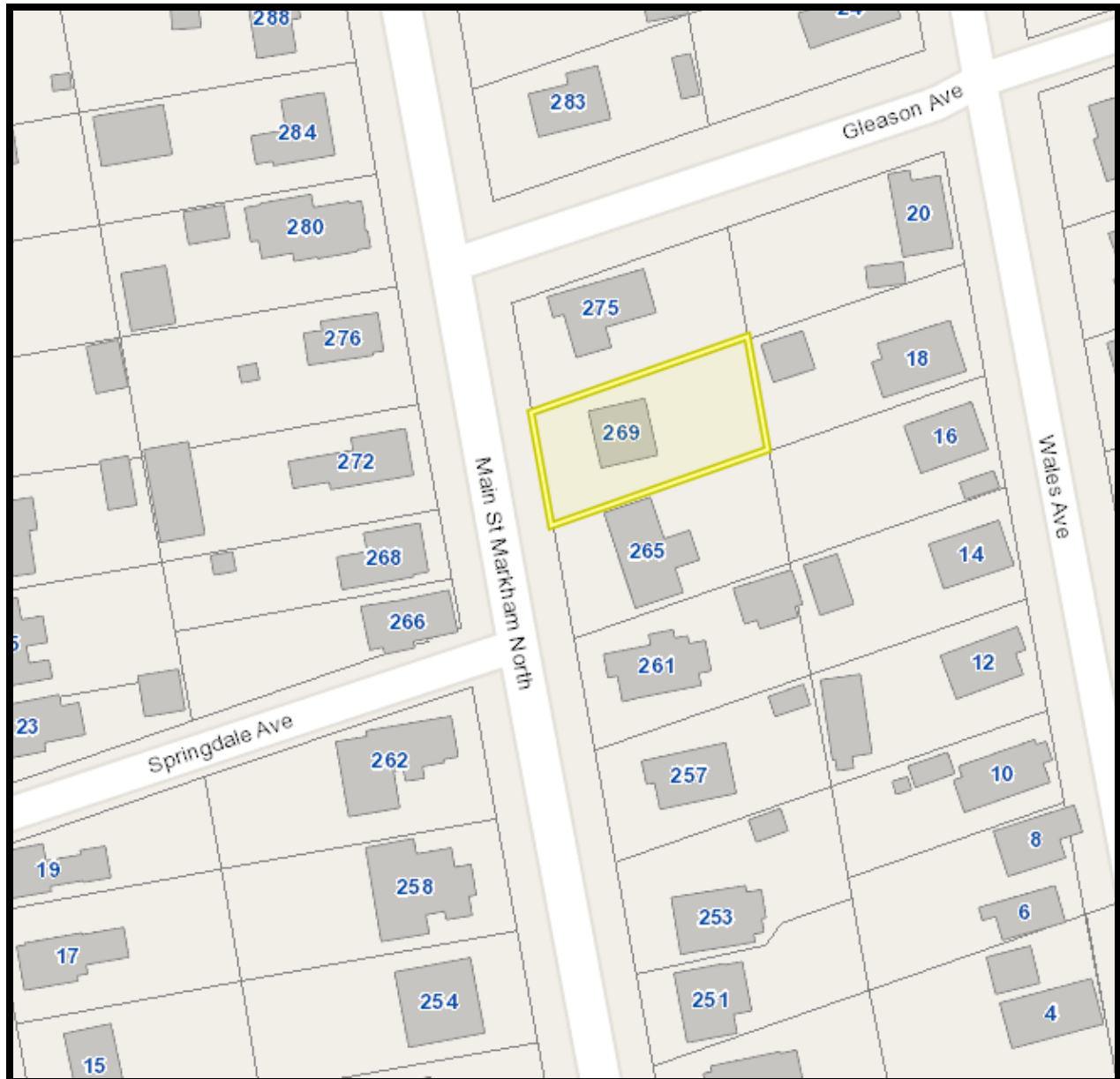
- That the windows of the proposed addition be revised to 6 over 1 single or double hung windows to more accurately reflect the early 20th design of the existing house;
- That the existing windows of the heritage portion of the house found on the west façade be replaced with new wooden windows typical of the early 20th century construction date of the existing house, to the satisfaction of Heritage Section staff;
- That the modern cladding installed on the beam of the front veranda be removed to expose the underlying wood, and the small corbels seen in the archival photo that were removed, replicated and reinstalled to the satisfaction of Heritage Section staff;
- And that the vinyl siding of the dormers be replaced with painted wooden shingles;

THAT Heritage Section staff be delegated final review of the Site Plan Control application for 269 Main Street North, provided there are no significant deviations from the drawings dated September 10, 2019;

AND THAT the applicant enter into a site plan control application with the City containing the standard conditions regarding materials, windows, colours etc.

File: 303 Main Street North, Markham Village

269 Main Street North, Markham Village Heritage Conservation District



269 Main Street North, Markham Village Heritage Conservation District



269 Main Street North, Markham Village Heritage Conservation District



Archival Photograph of 269 Main Street North

- ▶ PLANT IS SUBJECT TO:
- ▶ THE CONTRACTOR WILL
- ▶ COORDINATE THE WORK
- ▶ WITH THE OWNER'S
- ▶ PROJECT SCHEDULE
- ▶ AND THE PROJECT
- ▶ BUDGET.
- ▶ THE OWNER SHALL
- ▶ BE RESPONSIBLE FOR
- ▶ ANY DELAYS OR
- ▶ COST INCREASES
- ▶ DUE TO CHANGES
- ▶ IN THE PROJECT
- ▶ SCOPE OR SCHEDULE.
- ▶ THE CONTRACTOR
- ▶ SHALL BE RESPONSIBLE
- ▶ FOR THE COST OF
- ▶ ANY DELAYS OR
- ▶ COST INCREASES
- ▶ DUE TO CHANGES
- ▶ IN THE PROJECT
- ▶ SCOPE OR SCHEDULE.
- ▶ THE CONTRACTOR
- ▶ SHALL BE RESPONSIBLE
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- ▶ ANY DELAYS OR
- ▶ COST INCREASES
- ▶ DUE TO CHANGES
- ▶ IN THE PROJECT
- ▶ SCOPE OR SCHEDULE.



ZERO DEGREE STUDIO

80 MICRO COURT, SUITE 105
MARKHAM ON L3R 9Z5
info@zerodegarestudio.ca

LAST ISSUED
SEPT 23, 19

Q¹⁰ Value

DWG. No. Value

NO. 3 DATE JUN. 1

SALE	PRICE
100	219

PLAN

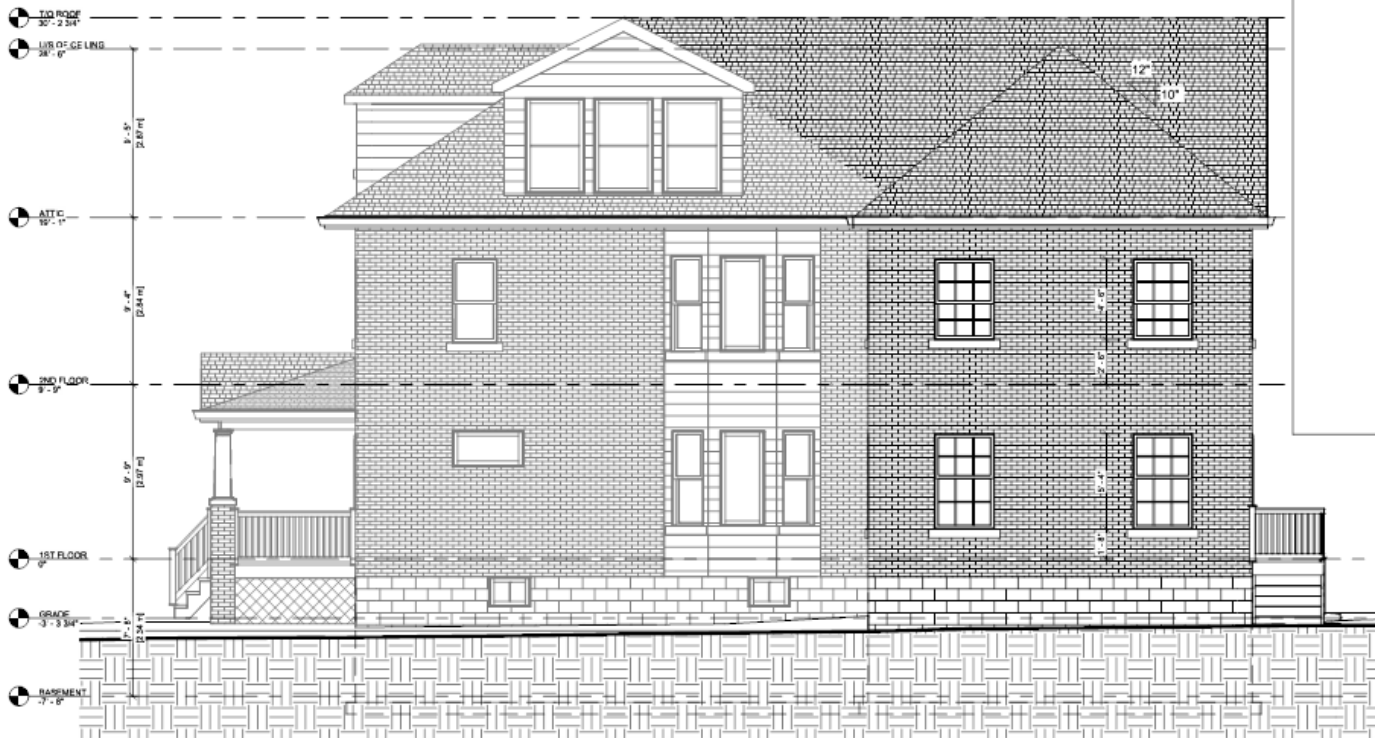
AND SITE

100



1 PROPOSED - WEST ELEVATION (FRONT)
3/16" = 1'-0"

No.	Description	Date	By	PROPOSED ADDITION & ALTERATION	CONTRACTOR SHALL CHECK DIMENSIONS	DRAWING
				269 MAIN STREET NORTH	Drawn by Author	PRK
				MARKHAM, ON	Date 2019-09-10	SHEET N
					Scale 3/16" = 1'-0"	A
					Project Number	



① PROPOSED - SOUTH ELEVATION
3/16" = 1'-0"

No.	Description	Date	By	PROPOSED ADDITION & ALTERATION	CONTRACTOR SHALL CHECK DIMENSIONS	DRAWING NAME
				269 MAIN STREET NORTH	Drawn by Author	PROPOSED SOUTH ELEVATION
				MARKHAM, ON	Date 2019-09-10	SHEET NUMBER
					Scale 3/16" = 1'-0"	A2.14
					Project Number 19020	

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① PROPOSED - EAST ELEVATION (REAR)
3/16" = 1'-0"

No.	Description	Date	By	PROPOSED ADDITION & ALTERATION	CONTRACTOR SHALL CHECK DIMENSIONS	DRAWING NAME
				269 MAIN STREET NORTH	Drawn by Author	PROPOSED ELEV#
				MARKHAM, ON	Date 2019-09-10	SHEET NUMBER
					Scale 3/16" = 1'-0"	A2.
					Project Number 19020	

Project:2019-19020 - 269 Main Street North-100 Revit & AutoCAD:19020 - 269 Main Street North.rvt



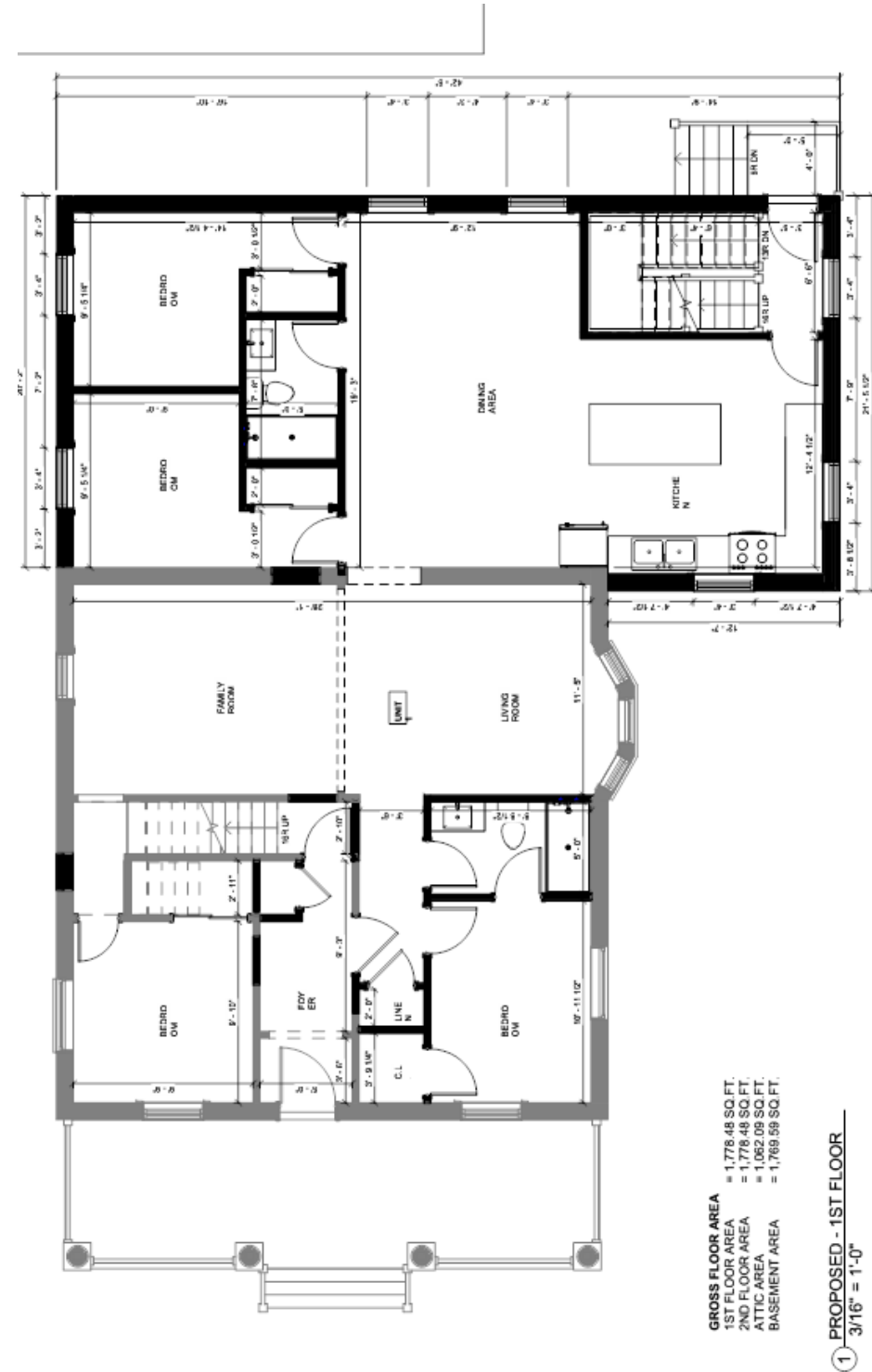
① PROPOSED - NORTH ELEVATION
3/16" = 1'-0"

No.	Description	Date	By	PROPOSED ADDITION & ALTERATION			CONTRACTOR SHALL CHECK DIMENSIONS		DRAWING NAME	
				269 MAIN STREET NORTH			Drawn by	TL	PROPOSED NORTH ELEVATION	
							Date	2019-09-10	SHEET NUMBER	
							Scale	3/16" = 1'-0"	A2.13	
							Project Number	19020		
				MARKHAM, ON						

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Proposed Ground Floor Plan



1 PROPOSED - 1ST FLOOR
3/16" = 1'-0"

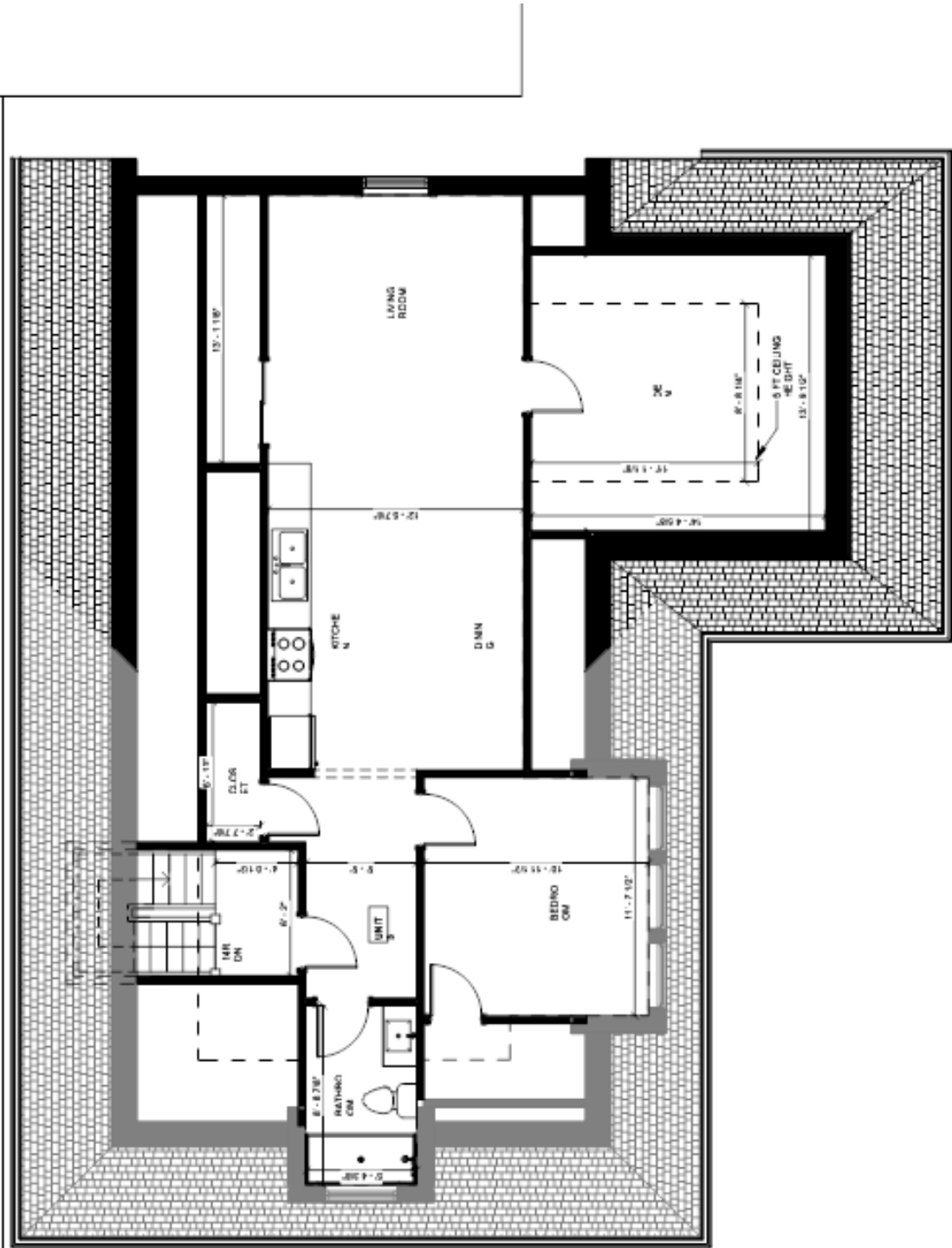
No.	Description	Date	By	PROPOSED ADDITION & ALTERATION	269 MAIN STREET NORTH	MARKHAM, ON
				CONTRACTOR SHALL CHECK DIMENSIONS	DRIVING NAME	PROPOSED FIRST FLOOR PLAN
				Drawn By TL		
				Date 2019-09-10		
				Scale 3/16" = 1'-0"		
				Project Number 19020		
						SHEET NUMBER A1.12

\\pnp\2019\19020 - 269 Main Street North\2019\2019-09-10\2019-09-10\2019-09-10 - 269 Main Street North - 1st

2 - 2ND FLOOR

	Date	By	PROPOSED ADDITION & ALTERATION 269 MAIN STREET NORTH MARKHAM, ON	DRAWING NAME	PROPOSED SECOND FLOOR PLAN	SHEET NUMBER	A1.13
				CONTRACTOR SHALL CHECK DIMENSIONS	Drawn by TL	2019-09-10	Scale 3/16" = 1'-0"
					Date		Project Number 19020

Proposed Attic Plan



Date	By	PROPOSED ADDITION & ALTERATION	DRAWING NAME	
			PROPOSED ATTIC PLAN	
			SHEET NUMBER	
			A1.14	
Date	By	CONTRACTOR SHALL CHECK DIMENSIONS	Drawn by	
			TL	
			Date	
			2019-09-10	
Date	By	CONTRACTOR SHALL CHECK DIMENSIONS	Scale	
			3/16" = 1'-0"	
Date	By	CONTRACTOR SHALL CHECK DIMENSIONS	Project Number	
			19020	

269 MAIN STREET NORTH

MARKHAM, ON

HERITAGE MARKHAM EXTRACT

DATE: January 22, 2018

TO: S. Lapenna, Planner
R. Hutcheson, Manager of Heritage Planning

EXTRACT CONTAINING ITEM #9 OF THE FIRST HERITAGE MARKHAM
COMMITTEE MEETING HELD ON JANUARY 10, 2018.

9. **Zoning By-law Amendment Applications,
269 Main Street North, Markham Village,
Proposed Triplex Building, (16.11)**
File No: ZA 17 151 164
Extracts: S. Lapenna, Planner
R. Hutcheson, Manager of Heritage Planning
-

The Manager of Heritage Planning reviewed the Zoning By-law Amendment Applications for a proposed Triplex building, including a new rear addition to the existing heritage structure with seven (7) proposed at-grade parking spaces to the east of the building. The applicant has only submitted drawings and a site plan in support of the zoning by-law amendment and has not submitted an official Site Plan Control Application for review.

The Manager of Heritage Planning advised that at present, it appears that the building is already being utilized for multi-residential units (four). MPAC identifies the structure as a triplex, with renovations undertaken in 1984. Although a garage is shown on the legal survey, it appears to have been removed at some point in time.

Heritage staff have identified the following design issues with respect to the proposed works:

- the proposed addition is in the form of a rectangular box behind the main house, but projecting to the south;
- West Elevation: there does not appear to be any changes to the front (west) elevation of the dwelling;
- West Elevation Addition: there are no windows in this façade. Brick wall;
- South Elevation: the bottom window has been replaced with a door with porch to facilitate internal access to the second and third floors. Heritage policies do not normally support alterations to the existing features on a heritage building's publicly viewable facades. The upper window may have also been enlarged;
- South Elevation Addition: The windows appear to be very large in scale;
- North Elevation: there does not appear to be any changes to the heritage building with the exception being that the roof and wall of the addition continue from the heritage building rather than being setback to create a break between old and new;

- North Elevation Addition: the windows are extremely large and not representative of the windows supported in the District. They are also likely not bird-friendly; and
- East Elevation Addition: no windows (only in roof), but two balconies are proposed for the first and second floors.

The Manager of Heritage Planning advised that this type of change of use and major alterations to a detached dwelling would permit the City to secure a Heritage Conservation Easement Agreement (as per City policy). The Easement Agreement would help protect the building and its heritage attributes in the future.

The Committee discussed issues with respect to ingress/egress, privacy, parking, snow removal, garbage collection, tree protection, etc. The Manager of Heritage Planning advised that the planning related issues will need to be considered at the site plan application stage.

The Manager of Heritage Planning advised that the 2014 Official Plan allows residential low rise detached, semi-detached, townhouse, and small multiplex buildings with 3 to 6 units, having direct frontage on a public street, with a maximum building height of 2½ storeys. The current proposal is for three residential units with the new addition at the same height as the original structure.

In response to a Committee member's comments that this application is incomplete in as far as a site plan requirement, the Manager of Heritage Planning advised that the proposal is to rezone the property from R1 under By-law 1229 to a zone that would permit three units, and the application is to facilitate the development of the proposal. He further advised that Markham does not require a site plan application to be submitted with a re-zoning application.

Responding to a suggestion from a Committee member that Heritage Markham should only deal with the rezoning aspect of this application, the Manager of Heritage Planning advised that it is advisable for the Committee to also provide feedback on the concept plan and drawings that will help provide direction for a future submission of a Site Plan Control Application.

Responding to a question from the Chair, the Manager of Heritage Planning advised that any recommendations made by Heritage Markham Committee will be considered by Markham Council, in conjunction with information received from other departments.

Heritage Markham Recommends:

That Heritage Markham Committee has no objection from a heritage perspective to the proposed conversion of the property from one dwelling unit to three dwelling units, subject to the acquisition of a Heritage Conservation Easement Agreement, and,

That the Committee provides the following feedback on the concept plan and drawings, as submitted:

- West Elevation Addition: introduce heritage scale windows to help animate the proposed brick wall.
- South Elevation: the internal staircase should be changed to avoid altering the heritage

attributes of the south façade through the introduction of the porch and door feature, and maintain the existing window sizes and openings on the heritage building.

- South Elevation Addition: new windows should be reflective of the size and shape of traditional windows and be bird-friendly.
- North Elevation: create a slight setback to create a break between the heritage building and the new addition to avoid the new roof and wall becoming an extension of the existing building.
- North Elevation Addition: new windows should be reflective of the size and shape of traditional windows and be bird-friendly

However, this does not imply that the Committee supports the addition to the building until further information is provided, including but not limited to parking requirements, snow removal and tree protection.

CARRIED