



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** François Hémon-Morneau, Development Technician

**REVIEW:** Regan Hutcheson, Manager, Heritage Planning

**DATE:** January 8, 2020

**SUBJECT:** SITE PLAN CONTROL APPLICATION SPC 19 142354  
New Single Detached Dwelling  
45 John Street  
Thornhill Heritage Conservation District

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### Property/Building Description:

- One storey frame dwelling, c.1949, a ranch bungalow with modern interpretation of a Victorian veranda and gable details. The building suffered extensive fire damage in April of 2019. An engineering investigation completed by the insurance company determined that the damage was beyond repair and that demolition would be required.

### Use:

- Vacant residence.

### Heritage Status:

- A Class C building in the Thornhill Heritage Conservation District.

### Application/Proposal

- A Site Plan Control Application has been received for the construction of a new one storey dwelling. The existing fire-damaged dwelling will be demolished and will be replaced by a new one-storey single detached dwelling with an attached two-car garage.
- There will be a basement walkout entrance at the rear of the building.
- The overall proposed Gross Floor Area is 326.88 sq. m (3,518.5 sq. ft).
- The site plan, floor plans and elevations are attached.

### Background:

- A previous Site Plan Control application (SC 17 158926) for 45 John Street reached Endorsement stage. The application involved extensive renovations and a two storey addition to the dwelling for a total GFA of 342.93 sq. m. (3,691.4 sq ft). The applicant did not execute the Site Plan Agreement therefore final Site Plan Approval was not achieved for the file. The building suffered extensive fire damage in April of 2019. An

engineering investigation completed by the insurance company determined that the damage was beyond repair and that demolition would be required. The applicant met with staff during a Pre-consultation meeting in November 2019 at which time a proposal for a new building was presented. The new proposal is slightly smaller in GFA than the previous proposal. The applicant was advised to undertake a Zoning Preliminary Review (ZPR) to confirm compliance with current zoning by-laws.

### **Staff Comments**

- A formal Site Plan Control application was submitted in December 2019. At this time, staff cannot confirm that it complies with the infill zoning by-law.
- Recommendations provided by Staff at the Pre-Consultation Meeting regarding the building design have not been addressed in the formal submission. Staff recommended that the garage recess from the building's main façade by a minimum of 1 metre to conform to the policies and guidelines of the Thornhill Heritage Conservation District Plan. Also, the cladding materials were somewhat different at the Pre-Con stage.
- Staff recommends that the garage be recessed a minimum of 1.0m and that consideration be given to its cladding treatment to a material other than brick.
- Staff recommend that the applicant revise the proposed window glazing design to include pane divisions which reflect the 'Arts and Crafts' architectural style influences of the building. Also the issue of the architectural treatment of window surrounds needs to be further discussed. Door treatment to reflect the Arts and Craft movement needs to be illustrated.
- Wall cladding materials need to be clearly identified – it appears that all walls are now a red brick. Unclear if the stone skirting is still proposed as well as the removal of wood or wood-like siding which was previously used to offer some relief.
- It is possible that the large rear windows do not comply with the City of Markham Bird Friendly Guidelines. The addition of window pane divisions would be beneficial in the prevention of bird strikes.
- Metal roofs are not supported in the District Plan.
- Utility and service connection location needs to be identified (not the front elevation)
- Staff recommend that the applicant address the changes as outlined above and that the application come back to Heritage Markham for review and comment.

### **Suggested Recommendation for Heritage Markham**

**THAT Heritage Markham recommends that the applicant address the comments identified in the memo and that a revised design be brought back to the Heritage Markham Committee for further review.**

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**45 John Street, Thornhill**



**Visual of Existing Streetscape**



**45 John St in the middle**

47 John Street is one storey with two storey rear component; garage portion with doors not facing the street



**43 John Street to the west**

1 ½ storey

Garage recessed on east side of property





Good example of an Arts and Crafts dwelling with new garage at 25 John Street

# Thornhill Heritage Conservation District

## New Residential Infill

\* Thornhill Heritage Conservation District Plan should be consulted for specific wording, if necessary

Address: \_\_\_\_45 John Street, Thornhill, Replacement Dwelling\_\_\_\_

<b>New Construction</b>	
<b>Plan Policy (P) or Guideline (G)</b>	<b>Specific Application Comment</b>
<b>4.4 New Residential Buildings (P)</b> - respect for and be compatible with heritage character of district - designs based on patterns and proportions of 19 <sup>th</sup> C and early 20 <sup>th</sup> C building stock	- one storey is positive feature - design generally based on Arts and Crafts
<b>4.4.1.a Design Approach (P)</b> - be product of their own time but reflect one of the district historic styles	- generally reflects Arts and Crafts style
<b>9.4.2.2 Architectural Style (G)</b> - reflect historic architectural style in District - consistent approach for details - simplicity - consider predominant architectural style and building form on street	- generally reflects Arts and Crafts – more so when it previously used some wood/wood-like materials - certain details require improvements - variety of historic architectural styles on street.
<b>4.4.1.b Complement Streetscape (P)</b> - being generally the same height, width and orientation of adjacent buildings -being of similar setback - being of like materials and colours - using similarly proportioned windows, doors and roof shapes	- no streetscape was provided - proposed building appears generally compatible with streetscape except for protruding garage
<b>4.4.1.d Massing (P)</b> - larger buildings will have varied massing to reflect small scale of village	- varied massing
<b>9.4.2.3 Overall Scale (G)</b> - new can vary in scale from surrounding development but to fit in terms of rhythm, alignment and spacing - green to mass ratio consistent with adjacent - larger buildings to be breaking up the façade to proportionally reflect adjacent	- scale seems appropriate for area
<b>9.4.2.4 Building Form – Directional Emphasis (G)</b> - reflects the typical directional emphasis of surrounding streetscape	- directional emphasis is horizontal which is generally typical for this portion of the street.

<b>4.4.1.e Height (P)</b> - new singles should not be less than 80% and not more than 120% of the average height of residential buildings on immediate adjacent properties. - historically appropriate heights are 1 ½ or 2 storeys subject to an actual height in metres compatible with immediately adjacent buildings and complying with zoning.	- one storey height is proposed - Adjacent Buildings- one storey with two storey portion to the east and 1 ½ storey to the west. - Across the street is the Cemetery
<b>9.4.2.5 Building Form – Height (G)</b> - compatible with traditional height pattern and have regard for adjoining buildings - 80/120 rule - Provision of streetscape.	- appears compatible based on street views. - no streetscape was provided
<b>9.4.2.6 Location and Setback (G)</b> - respect the overall setback pattern - variation in setback- average of old and new - front façade parallel to street - ancillary to rear, avoid garage at front facade	- appears to respect overall setback pattern - provides garage at front whereas for new construction, garage should be recessed or at rear.
<b>9.4.2.7/8 Roofs (G)</b> - compatible with historic roof type forms - appropriate for selected building style - appropriate roof overhang - avoid flat/shallow, massive/monolithic roofs - equipment screened - no rooftop patio	- typical roofs in this area are gable - this roof is sloped with a flat portion - generally compatible
<b>9.4.2.9 Chimneys (G)</b> - chimneys are encouraged - historic chimney design as reference	- east elevation has a stone chimney
<b>9.4.2.10 Roof Materials (G)</b> - asphalt shingles heritage colour and design - taper sawn wood shingles - asphalt, wood shingles, wood B&B- porch - cedar shakes – outbuildings only - no clay tiles, metal or vinyl	- asphalt on most of roof, but metal roofing on front gable roof and on smaller shed dormer roof. - metal is not supported in Plan
<b>9.4.2.11 Roof Flashing (G)</b> - flashing to blend in with wall colour and not match colour of trim	- not detailed
<b>9.4.2.12/13 Dormers (G)</b> - consistent with style of house - appropriate scale/proportions - roof dormer as opposed to wall dormer - double hung in appearance	- shed type <u>roof</u> dormer on front and shed type <u>wall</u> dormer on rear elevation. - given wall dormer on rear, no objection - windows may need improvements

-avoid double dormers, Palladian windows	
<b>9.4.2.14 / 18 Windows – Styles (G)</b> <ul style="list-style-type: none"> <li>- reflects the historic windows in district</li> <li>- consistent with style of house</li> <li>-consistent window proportion and type</li> <li>- 2:1 ratio of length to width</li> <li>- traditional wood windows preferred</li> <li>- modern materials in historic configurations and profiles may be used- staff review</li> <li>- no stock suburban window forms</li> <li>- divided windows to have real muntins or external adhered muntins</li> <li>- avoid visible window screens</li> </ul>	<ul style="list-style-type: none"> <li>- windows need to reflect Arts and Crafts style (muntin division)</li> <li>- casement style windows were used in this style</li> <li>- windows are to be vinyl – staff to review</li> </ul>
<b>9.4.2.15 Windows- Accent (G)</b> <ul style="list-style-type: none"> <li>- appropriate to design and style of building</li> <li>- no stock suburban accent windows</li> </ul>	- accent window in garage area (above doors)
<b>9.4.2.16 Skylights (G)</b> <ul style="list-style-type: none"> <li>- flat, only minimal projection, tinted to roof</li> <li>- least visible location</li> <li>- not on elevations visible to street</li> <li>-no bubble skylights</li> </ul>	- none identified
<b>9.4.2.17 Windows – Bay Windows (G)</b> <ul style="list-style-type: none"> <li>- is it appropriate to style of house</li> <li>- is it orderly, extends to ground, reflects historic forms</li> </ul>	- none identified
<b>9.4.2.19 Windows – Muntin Bars (G)</b> <ul style="list-style-type: none"> <li>- divided windows on visible elevations to the general public- true divided lites or muntin bars that are externally adhered to the outside glass</li> <li>- no snap in muntins</li> <li>- design of muntins to be compatible with design of house or simplified</li> <li>- should represent Thornhill styles of pane division and size/profile</li> </ul>	- need to reflect Arts and Crafts style
<b>9.4.2.20 Windows – Storms and Double Glazed (G)</b> <ul style="list-style-type: none"> <li>- storms should be compatible size, material and pane division to host window</li> <li>- if thermal or double glazing is used, should have perceivable and appropriate muntin bars compatible with style of house</li> </ul>	- no storms identified
<b>9.4.2.21 Shutters</b> <ul style="list-style-type: none"> <li>- ½ size of width of window and attached to frame, not wall</li> <li>- to be louvered to fit window shape and size</li> <li>- traditional shutter hinges is encouraged</li> </ul>	- none identified

<b>9.4.2.22 Window to Wall Ratio</b> - traditional ration of 15-20% (not greater)	- appears appropriate
<b>9.4.2.23 Window and Door Placement</b> - orderly placement in traditional manner on facades visible from street - centre lines of windows should align vertically - sufficient clearance (not cramped next to other features) - not touch the eaves - door on front façade- traditional placement	- appears appropriate
<b>9.4.2.24 Doors</b> - appropriate doors to be used - consistent with architectural expression - traditional proportions and design found in district - traditional wood door- preferred - modern material that resemble wood - avoid stock modern doors- see Plan	- further detail is needed - appears to be fully glazed which is not typical of the Arts and Crafts style
<b>9.4.2.26 Doors: Frames and Surrounds</b> - door surround to match architectural style - consistent with traditional designs found in District - sidelights are used in pairs; not singles- and only where door not glazed - lower ¼ of sidelight o be solid	- none identified
<b>9.4.2.27 Foundations</b> - keep height low as per architecture of district - larger windows in foundation should be addressed using a window well (not increasing foundation height above grade) - highly visible or sensitive area foundations may require a traditional foundation treatment (traditional appearance-split face, random rubble laid to appear structural in rebate or cultured stone with similar appearance).	- foundation appears to be cement with a stone veneer skirting the front of the house
<b>9.4.2.28 Wall Cladding Materials</b> - traditional Thornhill materials include wood (vertical, horizontal clapboard, B & B), brick, stucco (rough cast) - materials to be compatible with district and chosen architectural design -wood siding are always preferable	- materials are unclear (“Architectural Siding Fascia”) - appropriate brick to be used; at Pre-Con the building used a combination of brick, stone and siding to break up the wall claddings but now the siding appears to have disappeared.



<ul style="list-style-type: none"> <li>- non wood products that give the appearance of wood in historic configurations and profiles may be considered (staff review)</li> <li>-brick (older Ontario size, local colour and textures, CSR is acceptable, traditional mortar colour/profile/texture is encouraged.</li> <li>- stone for foundations only</li> <li>- not appropriate: concrete block, concrete brick, precast or poured concrete panels, ceramic tile, anglestone, smooth stucco, wood shakes, insulbrick, artificial stone, terra cotta.</li> </ul>	
<b>9.4.2.29 Architectural Details: Brick</b> <ul style="list-style-type: none"> <li>- polychromatic brick was used sparingly in Thornhill – if used primarily in voussoirs and quoins, not beneath or at sides of windows</li> <li>- only use when stylistically appropriate and respect tradition of simplicity in Thornhill</li> </ul>	<ul style="list-style-type: none"> <li>- no polychromatic brick is proposed.</li> </ul>
<b>9.4.2.30 Architectural Details: Voussoirs</b> <ul style="list-style-type: none"> <li>- voussoirs are the lintels above a window/door opening</li> <li>-angled masonry is used</li> <li>-on brick buildings, traditional angled voussoirs should be used</li> <li>- do not use soldier course lintels and wood pediments</li> </ul>	<ul style="list-style-type: none"> <li>- not proposing to use angled masonry</li> <li>- proposing an architectural moulding around the windows with a pre-cast transition sill along the bottom of windows (front elevation only). All other windows just have a sill.</li> </ul>
<b>9.4.2.31 Architectural Details: Keystone/Sills</b> <ul style="list-style-type: none"> <li>- keystone and other overtly elaborate details are not to be used</li> <li>- window sills to be wood, stone or concrete (not brick sills)</li> <li>- all window to have a sill treatment</li> </ul>	<ul style="list-style-type: none"> <li>- need to confirm is overly elaborate treatment around front windows is appropriate.</li> </ul>
<b>9.4.2.32 Architectural Details: Brick Quoins</b> <ul style="list-style-type: none"> <li>- when used, traditional quoining techniques are to be employed.</li> <li>- quoins do not have to be a different colour</li> </ul>	<ul style="list-style-type: none"> <li>- none identified (not appropriate for this style)</li> </ul>
<b>9.4.2.33 Architectural Details: Brick Coursing</b> <ul style="list-style-type: none"> <li>- brick coursing to respect traditional local examples (pattern, alignment and colour)</li> <li>- soldier course banding is not to be employed</li> </ul>	
<b>9.4.2.34 Architectural Details: Porches and Verandas</b> <ul style="list-style-type: none"> <li>- traditional verandas and porch designs are encouraged</li> <li>- design to match/ be compatible with building</li> </ul>	<ul style="list-style-type: none"> <li>- no covered porch or veranda feature</li> <li>- concrete steps or uncovered porch</li> </ul>

design/style and overall District character - no front yard decks	
<b>9.4.2.35 Paint Colours</b> - appropriate to period and style of building - white or pale, natural tones were common - typical historic Thornhill paint colours are listed in the Plan (9.2.4.7)	- not specified at this time
<b>9.4.2.36 Utility and Service Equipment</b> - service hardware (utility meters, cable/tv boxes, satellite dishes, telephone boxes etc should be integrated into design if possible - not readily visible front key facades - ground mounted units should be screened - windows mounted A/C units should be avoided in visible facades	- location not specified on drawings
<b>9.4.2.37 Garages and Ancillary Buildings</b> - traditional design and placement - avoid brick garages - lower in profile than principal building - complementary in design and colour to main building - window and doors compatible with District - traditional materials preferred - non-traditional materials in historic configurations and profiles may be considered (staff)	- garage is slightly projecting (2-3ft?) - not recessed as desired for new construction - wall material is brick- prefer an alternate material.
<b>9.4.2.38 Garage Placement</b> - located to the rear or at the side towards rear - house not garage to be focal point - below grade garages not supported - detached garaged preferred	- garage is attached to house and is protruding.
<b>9.4.2.39 Garage Door Design</b> - new doors to reflect simple historic doors consistent with Thornhill vernacular - vertical T&G roll up or swing, with or without windows preferred - simple unarticulated wood doors for less visible locations - modern stock doors not supported - wood is preferred but modern materials in historic configuration may be considered	- basic design for doors- could consider vertical wood look.
<b>4.5.4 Driveways (P)</b> - keep to a narrow width to retain green areas	6.31m asphalt driveway (width of garage) is proposed

<ul style="list-style-type: none"> <li>- no circular driveways</li> <li>- no gated entrances</li> <li>- to conform to guidelines</li> </ul>	<ul style="list-style-type: none"> <li>- no gates</li> </ul>
<b>9.6.6 Driveways (G)</b> <ul style="list-style-type: none"> <li>- keep narrow (ie. 3m in width) to preserve green</li> <li>- circular driveways and front yard paving not supported</li> <li>- hammerhead allowed where necessary</li> <li>- appropriate materials include- asphalt, pea gravel, coloured asphalt in natural tones, concrete pavers</li> <li>- no gates</li> </ul>	<ul style="list-style-type: none"> <li>- current driveway is the width of the existing garage doors with accompanying curb cut.</li> </ul>
<b>4.5.5 Decks (P)</b> <ul style="list-style-type: none"> <li>- no rooftop decks or patios</li> <li>- no front yard decks</li> </ul>	<ul style="list-style-type: none"> <li>- no rooftop decks or patio is proposed</li> </ul>
<b>9.6.4 Front Yard Fencing</b> <ul style="list-style-type: none"> <li>- traditional wood picket (ie 3 ft high) are encouraged</li> <li>- simple metal fencing in simple patterns</li> <li>- retain historic fences and hedges</li> <li>- not supported – chain link, abstract fence, brick/stone walls, decorative wrought iron, cedar rail, wire, pressure treated stock trellis</li> </ul>	<ul style="list-style-type: none"> <li>- no fencing is proposed</li> </ul>
<b>9.6.5 Backyard Fencing</b> <ul style="list-style-type: none"> <li>- wooden fences encouraged- straight board or board on board fence design</li> <li>- retain historic fences and hedges</li> <li>- if chain link, then black or dark green</li> <li>- must conform with Markham Fence By-laws</li> </ul>	<ul style="list-style-type: none"> <li>- not specified</li> </ul>

## Pre-Consultation Meeting Notes

**Key issues to be considered by the applicant and incorporated into the proposal prior to application submission (i.e. planning, urban design, landscaping, engineering etc.)**

This is not part of the complete application requirements and is not necessarily a complete list, as other matters may be identified following review of revised concepts to be shown at another meeting.

Applicant is to address the following comments and to revise proposal a prior to Site Plan application.

## Proposal

The current proposal contemplates a new single storey detached dwelling to replace the existing fire damaged dwelling.

## Planning & General Comments

- Applicant is recommended to apply for a Zoning Preliminary Review to determine proposed project's compliance with current zoning by-laws prior to a submission.
- Applicant to consult the Thornhill Heritage Conservation District Plan – District Policies.
- Proposed circular driveway is not permitted. Applicant is to revise to a 'hammer head' driveway with unpaved walkway to allow for vehicles to turn. Clearly label the walkway on site plan.
- Applicant to revise the projection of the garage. Staff recommend that the garage be pulled back a minimum of 1 meter to minimize the visual impact and make subordinate to the living portions of the house.

## Urban Design & Landscape Comments

- Applicant to provide an updated Arborist Report with appraisals of trees over 40 cm DBH using the Trunk Formula Method with \$6.51 as the "Unit Cost".
- Ensure that an updated Tree Preservation Plan is based on the revised Site Plan.
- Tree Preservation Plan should include the existing house footprint as well as the footprint of the proposed house in order to better understand the impacts that the proposed house will have on the trees.
- The windows on the house shall conform to the City of Markham's Bird Friendly Guidelines.
- Windows should reflect historical windows in terms of pane divisions.

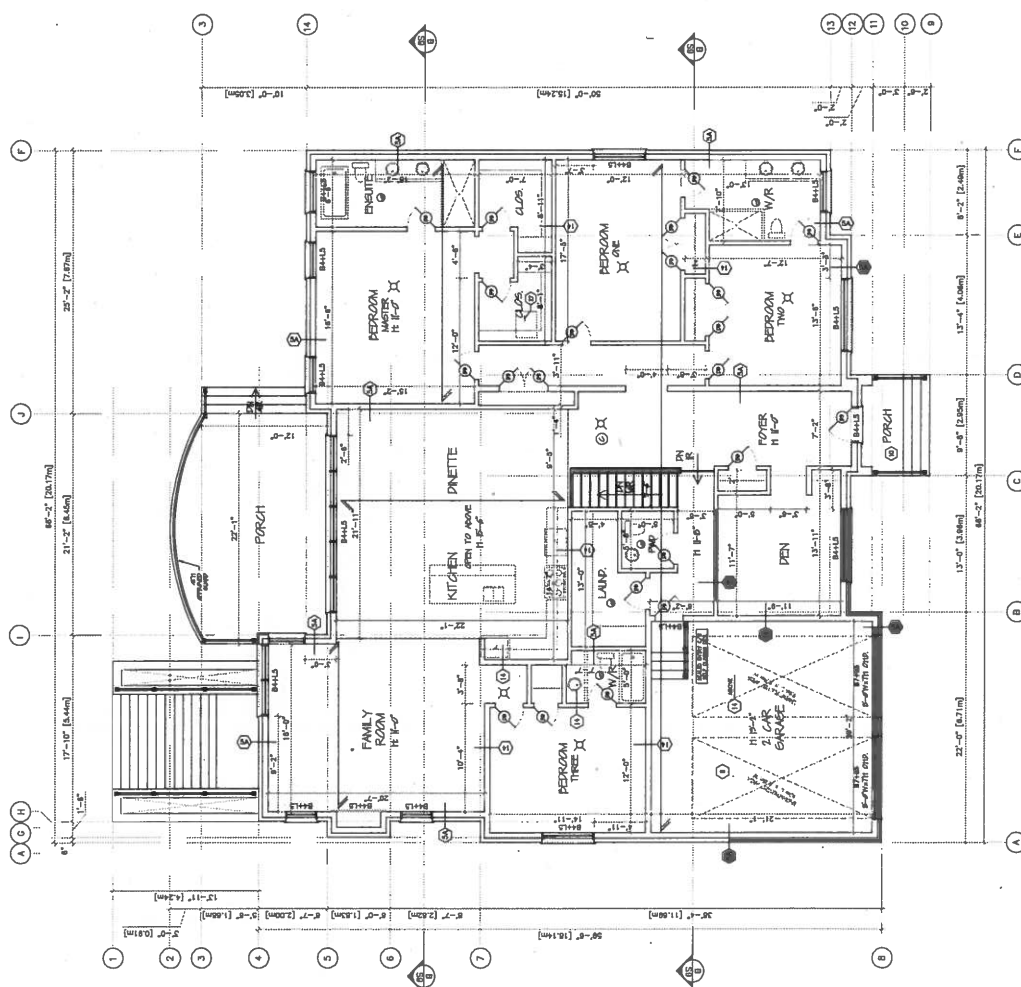
## Engineering Comments

- Applicant to provide a Site Grading and Servicing Plan.





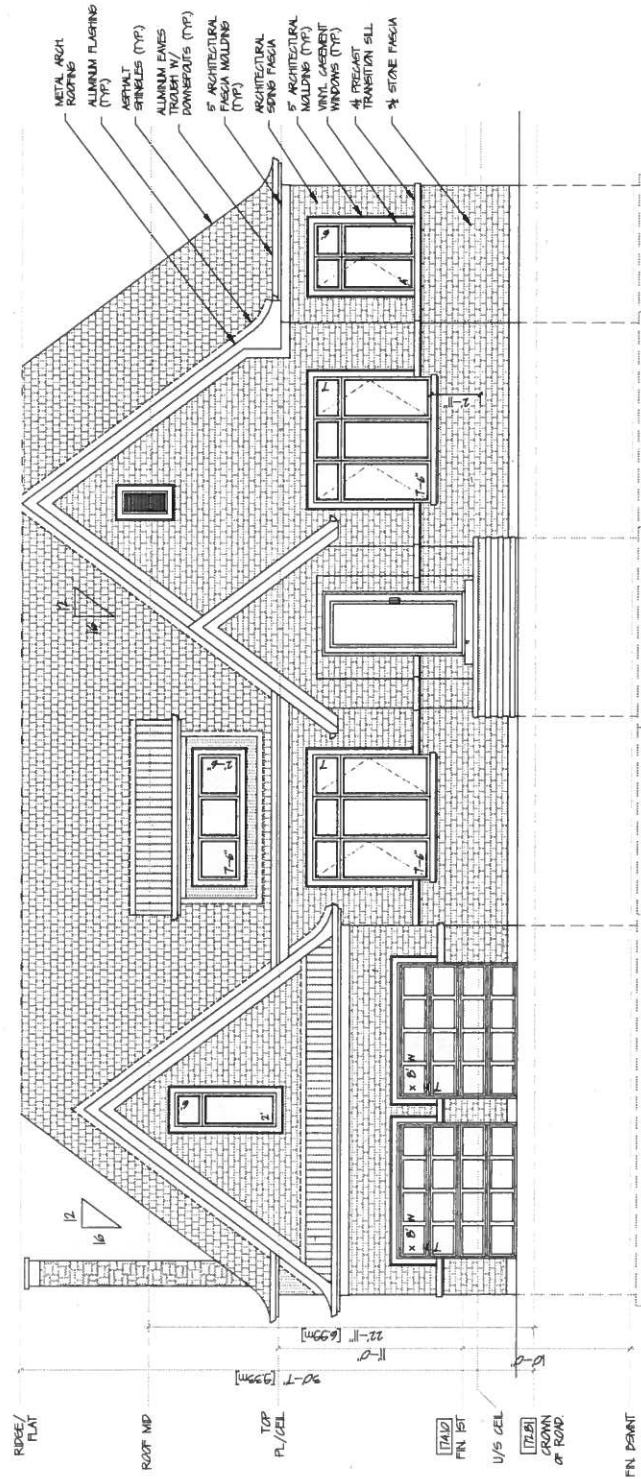




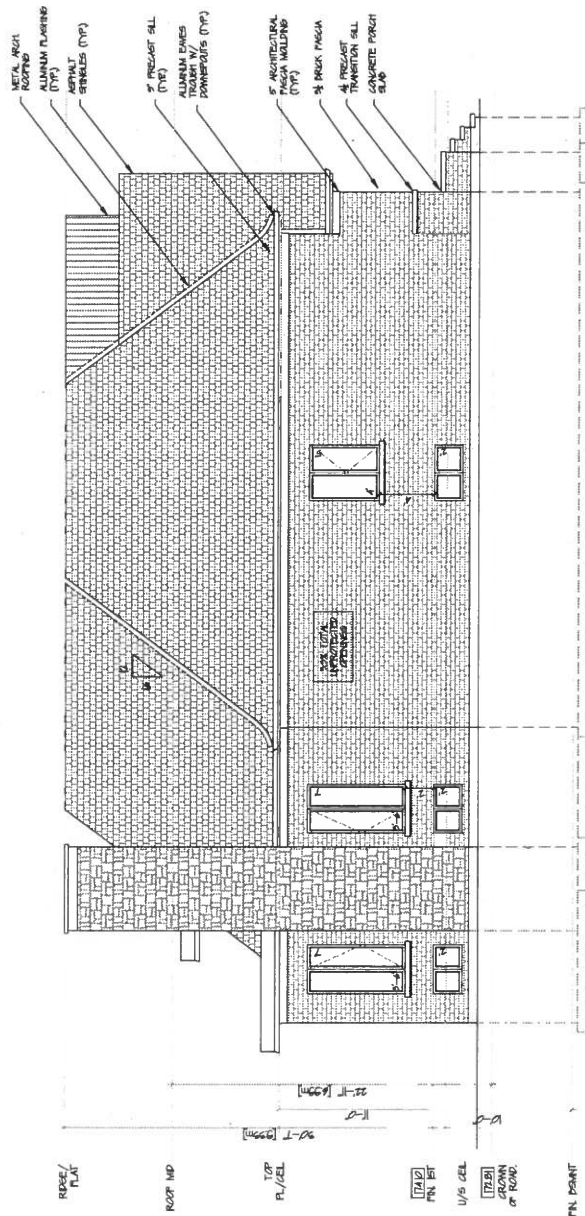
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Date	AUG '19	
Scale	$\frac{1}{4}'' = 1'-0''$	

Year	1963	S4
Month	AUG '19	
Time	$X^2 = 1^{\circ}-0''$	

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPANCIES MUST BE REPORTED BEFORE PROCEEDING WITH THE WORK.



ELEVATION NORTH



ELEVATION EAST

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE  
 FIELD. ALL DIMENSIONS ARE TO FACE UNLESS  
 OTHERWISE NOTED. ALL DIMENSIONS ARE TO  
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ELEVATION  
 EAST

45 JOHN STREET  
 SINGLE FAMILY DWELLING  
 Markham, Ontario

Project	1963	Sheet	S5
Date	AUG '19	Scale	1/8" = 1'-0"



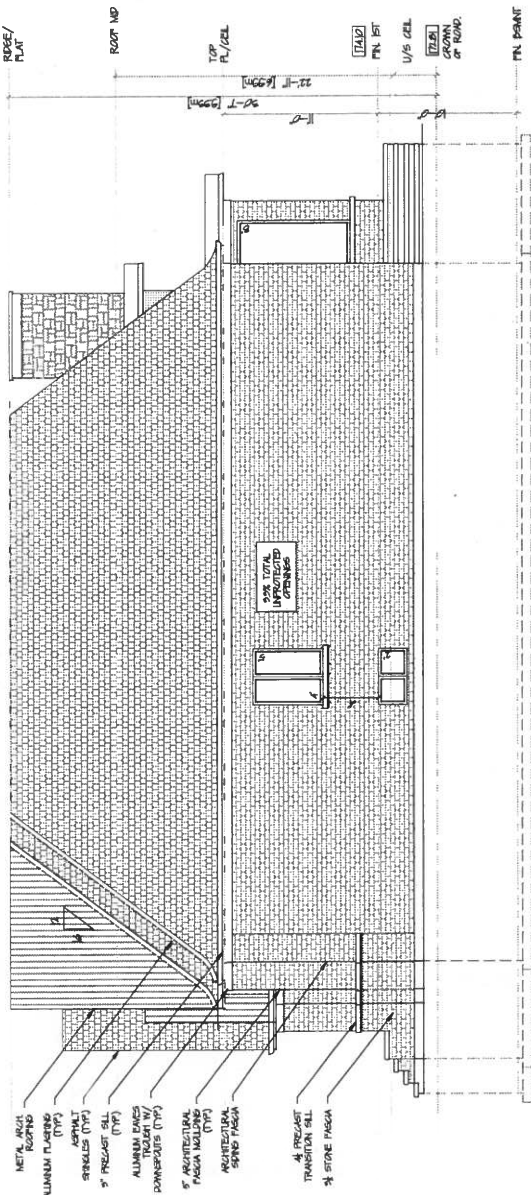
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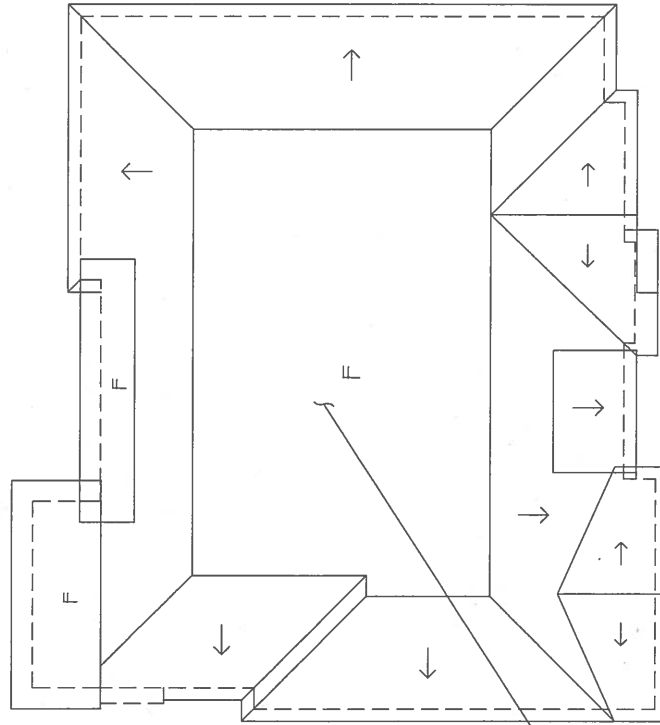
**ELEVATION  
SOUTH**

**45 JOHN STREET**  
**SINGLE FAMILY DWELLING**  
**Markham, Ontario**

Project	1963	Sheet
Date	AUG '19	
Scale	$\frac{1}{2}'' = 1'-0''$	







PLAN ROOF

FLAT ROOF AS PER OBC 9.26.2.1(1)1  
 PROVIDE 250 MODIFIED  
 REINFORCED ROOFING, 250 MODIFIED  
 BITUMINUM BASE SHEET, MOPPED TO 6.4mm  
 THICK, INSULATION OVERLAY BOARD SLOPED  
 TO SCUPPERS. TAPERED PURINS OVER 24%  
 PERPENDICULAR TO ROOF JOISTS.

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE  
 FIELD. ALL DIMENSIONS ARE TO FACE UNLESS  
 OTHERWISE SPECIFIED. ALL DIMENSIONS ARE TO  
 BE TAKEN FROM THE EXTERIOR FACE OF THE  
 WALLS. ALL DIMENSIONS ARE TO BE TAKEN AS SHOWN  
 UNLESS OTHERWISE SPECIFIED. (REV. 10/27/12)

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 4180-160  
 4180-160

PLAN  
 ROOF

45 JOHN STREET  
 SINGLE FAMILY DWELLING  
 Markham, Ontario

Project 1963  
 Date AUG '19  
 Scale 1/8" = 1'-0"  
 S8