



MEMORANDUM

TO: Heritage Markham Committee

FROM: François Hémon-Morneau, Development Technician

REVIEW: Regan Hutcheson, Manager, Heritage Planning

DATE: February 12, 2020

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

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 323.15 sq. m (3,478.35 sq. ft).
- The revised site plan, floor plans and elevations are attached, in response to staff and Heritage Markham comments and recommendations of January 8, 2020.

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. The first review cycle for the Site Plan Control application has not yet been completed by all circulated departments. Upon review of the original drawings, the Zoning department has identified that the maximum building depth exceeds the By-law requirements. The applicant initially proposed a maximum building depth of 22.19 metres; whereas, the By-law permits a maximum building depth of 16.8 metres. The revised drawings appear to have reduced the building depth to 18.90 metres. The Zoning department will need to review and determine if the revised plans will require a variance.
- Since the date of Heritage Markham's January 8, 2020 meeting, the applicant has revised the plans for the new dwelling. The chart below indicates how the applicant has addressed staff comments and the recommendations of Heritage Markham.

45 John Street Recommendation Responses	
Staff and Heritage Markham Recommendation	Applicant Response
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.	Revised drawings show that the garage is recessed 1.2 metres (4 ft) and conforms to the policies and guidelines of the Thornhill Heritage Conservation District Plan.
Staff recommended that the accent cladding materials be returned to the original vertical siding identified at the Pre-Consultation.	Applicant has revised the building elevations to reflect the original vertical siding accent.
Staff recommended 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.	Applicant has revised building elevations to reflect window pane divisions in the transoms. Staff note: Six window pane divisions instead of four are required.
Staff requested that all cladding materials be clearly identified.	Applicant has revised building elevations to include 3 ½ ft "Masonry Fascia" skirting. Staff note: applicant to confirm if the skirting will be brick or stone.
Staff recommended the addition of window pane division.	Applicant has added window pane division on rear windows.

Staff indicated that metal roofs are not supported in the District Plan and that the applicant includes asphalt shingles.	Applicant has changed the roof materials to asphalt shingles.
Staff and Heritage Markham requested that the applicant provides a streetscape plan showing neighbouring building elevations.	Applicant has submitted a streetscape plan.
Heritage Markham requested that the building height be lowered.	Applicant has lowered the building height from 9.33 metres (30.7 ft) to 8.87 metres (29.1 ft).

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the revised design from a heritage perspective subject to:

- **Revision of front façade windows to 6/1 pane division; and**
- **the applicant entering into a Site Plan Agreement with the City of Markham including the usual clauses with respect to building materials, colour, etc.**

File Path:

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45 John Street, Thornhill



Visual of Existing Streetscape



45 John St in the middle

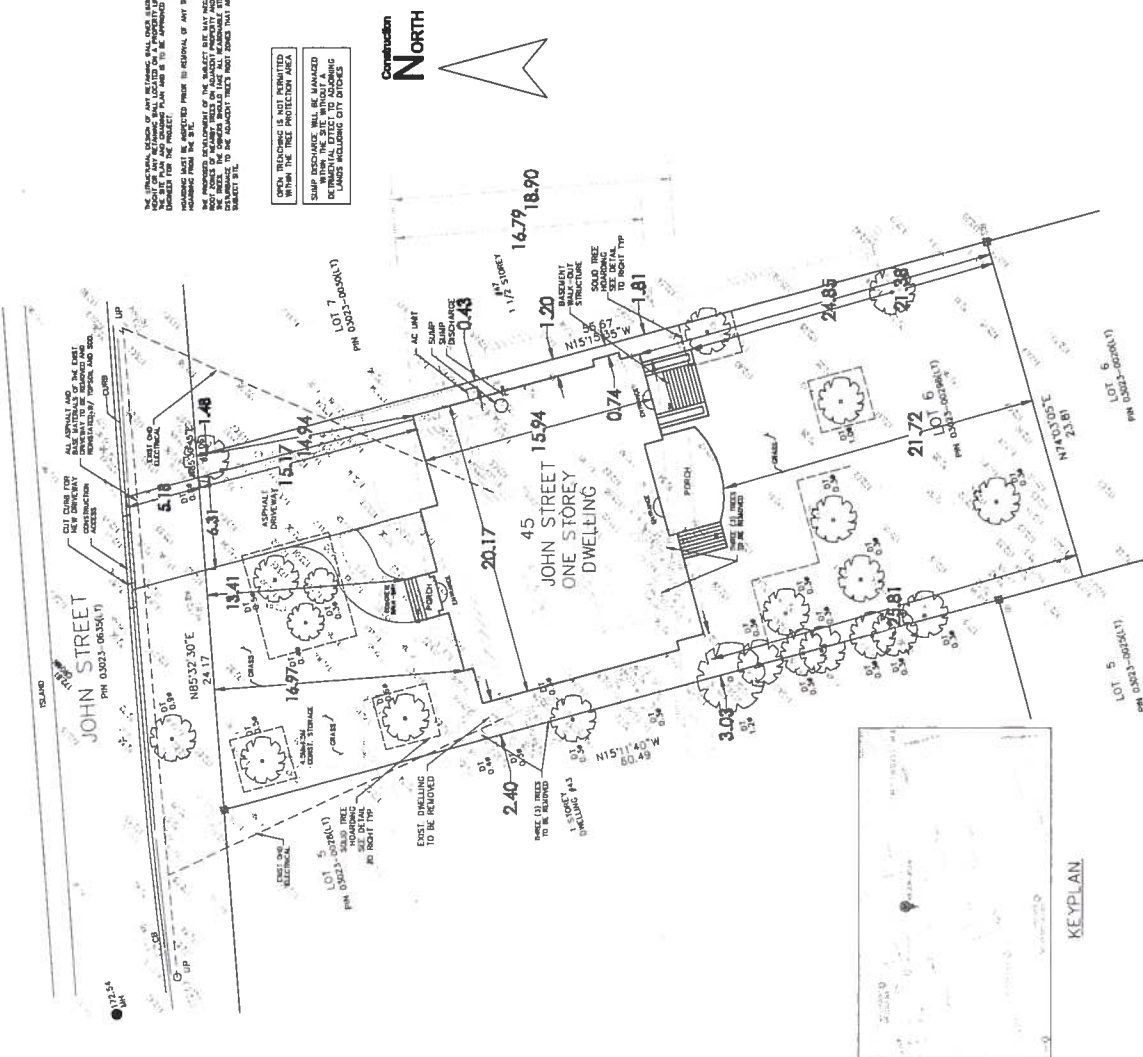
47 John Street is one storey with two storey rear component; garage portion with doors not facing the street

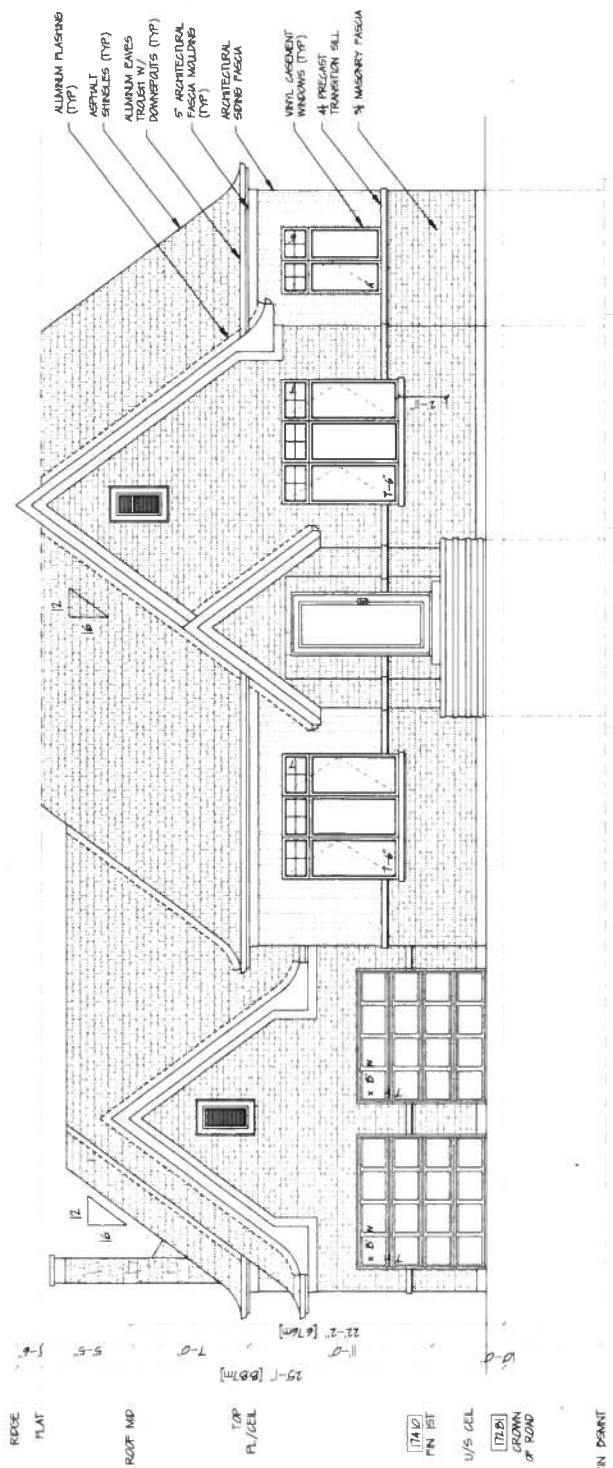


43 John Street to the west

1 ½ storey

Garage recessed on east side of property

[illegible]



ELEVATION NORTH

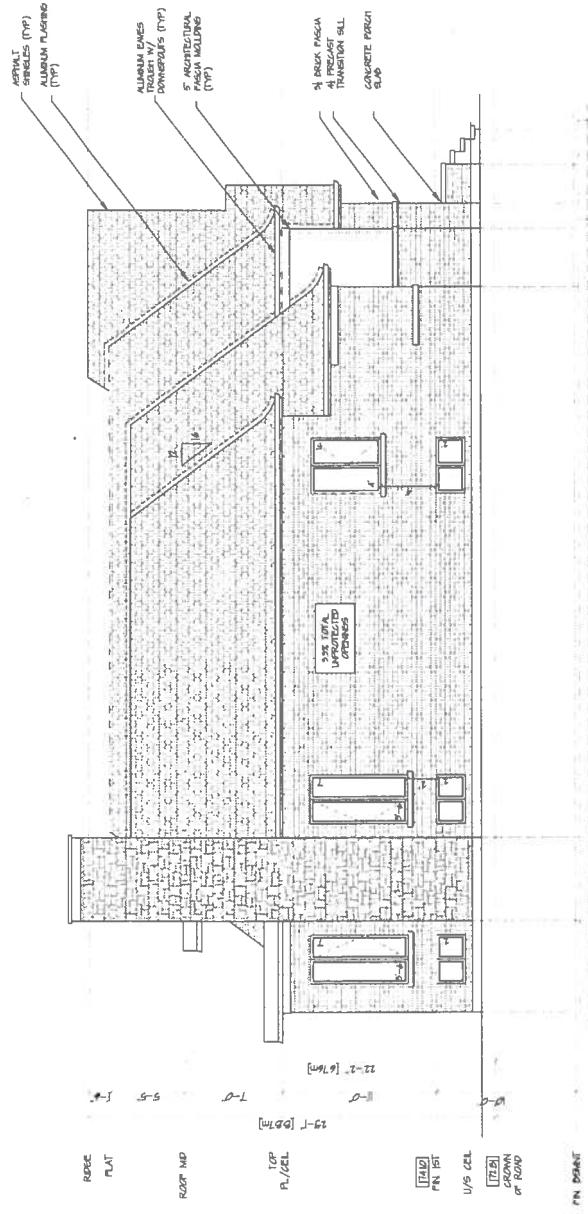
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ELEVATION
NORTH

45 JOHN STREET
SINGLE FAMILY DWELLING
MONTREAL, QUEBEC

Project	1963	Sheet	S4
Date	AUG '19		
Scale	1/4" = 1'-0"		

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ELEVATION EAST

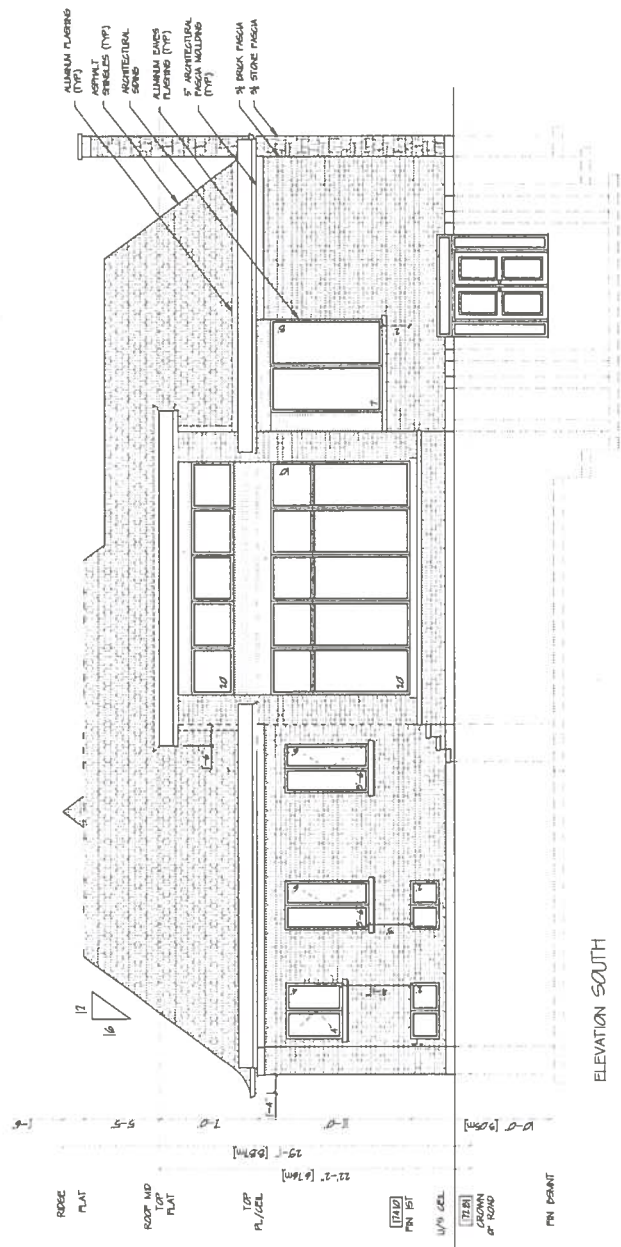
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**ELEVATION
EAST**

**45 JOHN STREET
SINGLE FAMILY DWELLING
MONTREAL, QUEBEC**

Project	1963	Sheet	S5
Date	AUG '19		
Scale	1/4" = 1'-0"		

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ELEVATION SOUTH

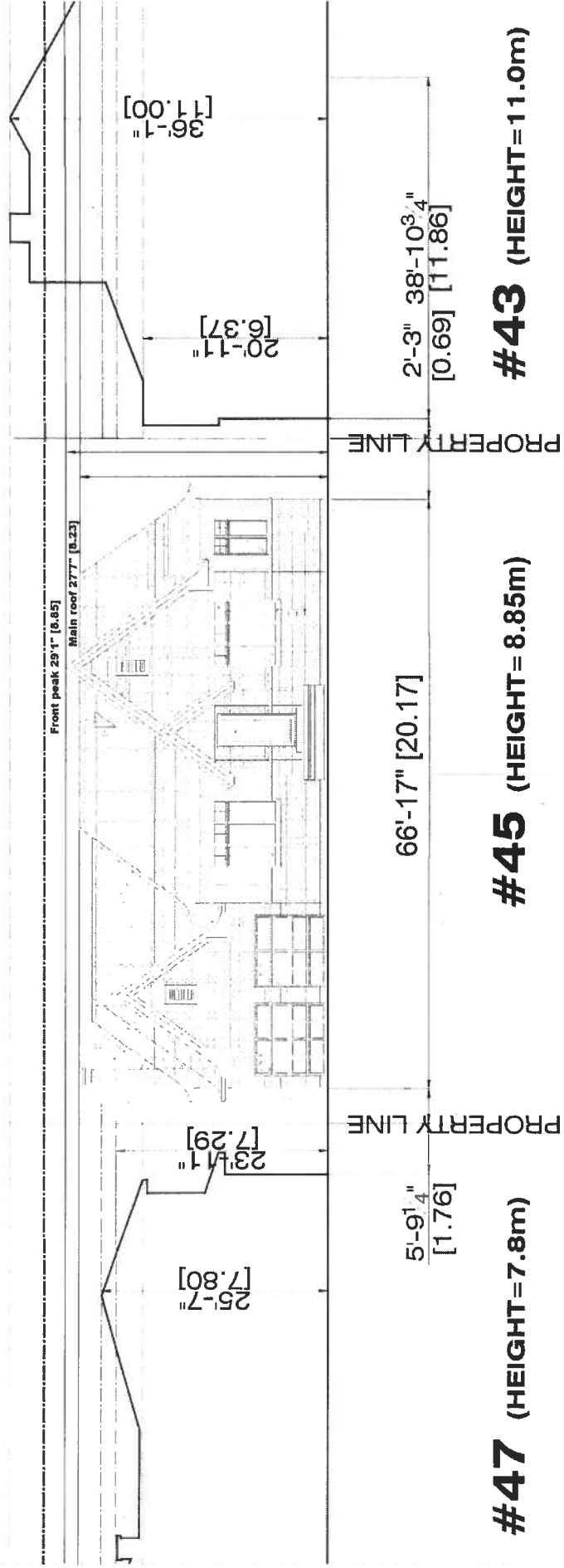
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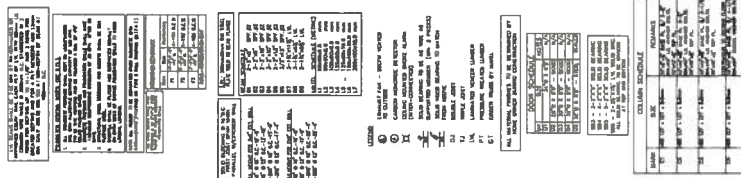
ELEVATION
SOUTH

45 JOHN STREET
SINGLE FAMILY DWELLING
 MONTREAL, QUEBEC

Project	1963		S6
Date	AUG '19		
Scale	1/4" = 1'-0"		

##43,45&47 John Street STREETSCAPE





Construction NORTH

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PLAN BASEMENT

45 JOHN STREET
SINGLE FAMILY DWELLING
Markham, Ontario

Project	1963	S2
Date	AUG '19	
Faculty	$Y_4^m = 1^2-0^m$	

