



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 11, 2020

SUBJECT: SITE PLAN CONTROL APPLICATION SPC 19 142354
New Single Detached Dwelling – Second Revised Elevations
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, previously circulated to Heritage Markham for review and comment. 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.
- New revised elevations are attached, in response to staff and Heritage Markham comments and recommendations of February 12, 2020.

Background:

- Heritage Markham reviewed revised plans for the proposed new dwelling at the February 12, 2020 meeting.
- The applicant has since revised the elevations in response to comments received.
- The only thing that was not changed in accordance with the recommendations was the operating method of the windows. The pane divisions have been changed but the windows remain casement style rather than single-hung.

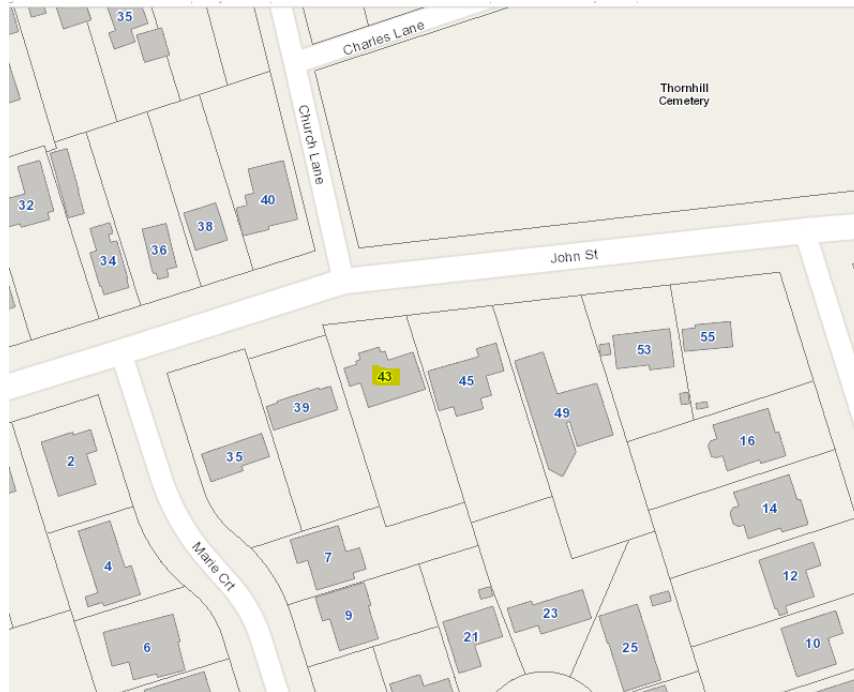
Staff Comments

- Staff is of the opinion that casement windows are historically and stylistically appropriate for an Arts and Crafts style dwelling, and with the revised pane divisions in the upper portion of the window appear appropriate for the overall design and character of the proposed dwelling.

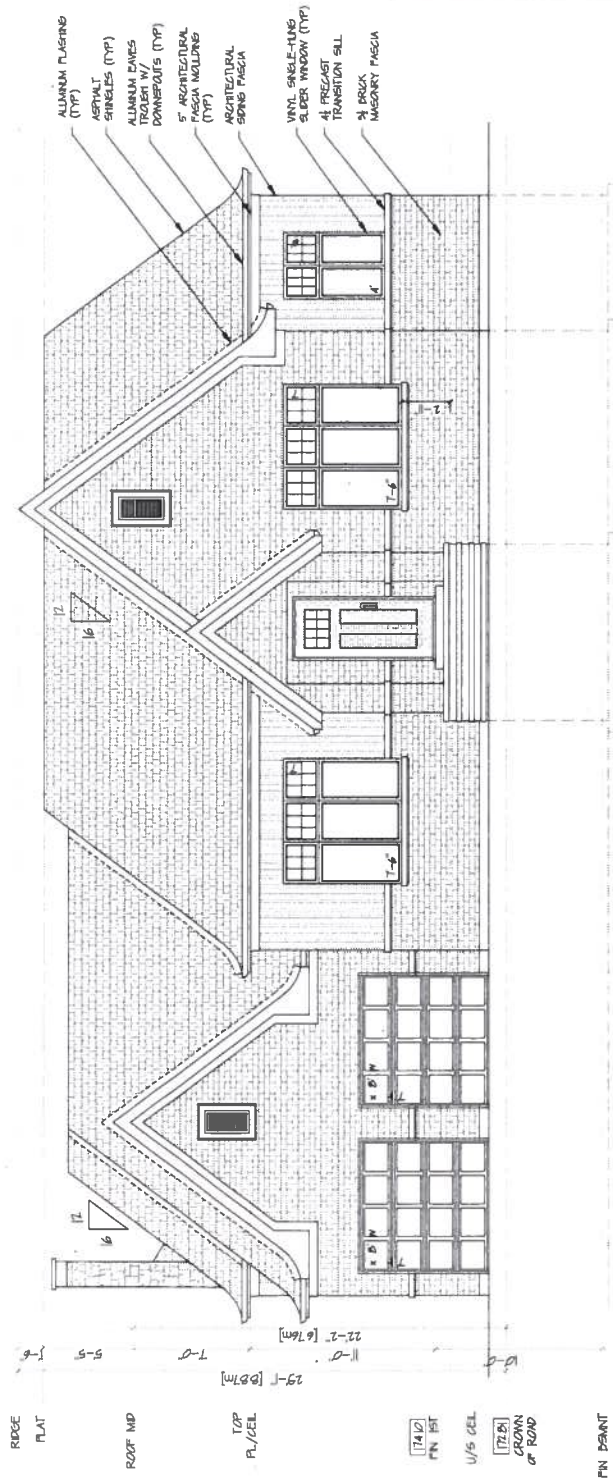
Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the use of casement windows in the design shown in the second revised design for the proposed new dwelling at 45 John Street based on its Arts and Crafts style inspiration.

File Path: Q:\Development\Heritage\PROPERTY\JOHN45\HM March 11 2020.doc



Location Map



ELEVATION NORTH

LASONNE
ENGINEERING LTD.
ALBANY, ONT. M1H 3P7
416.292.2573

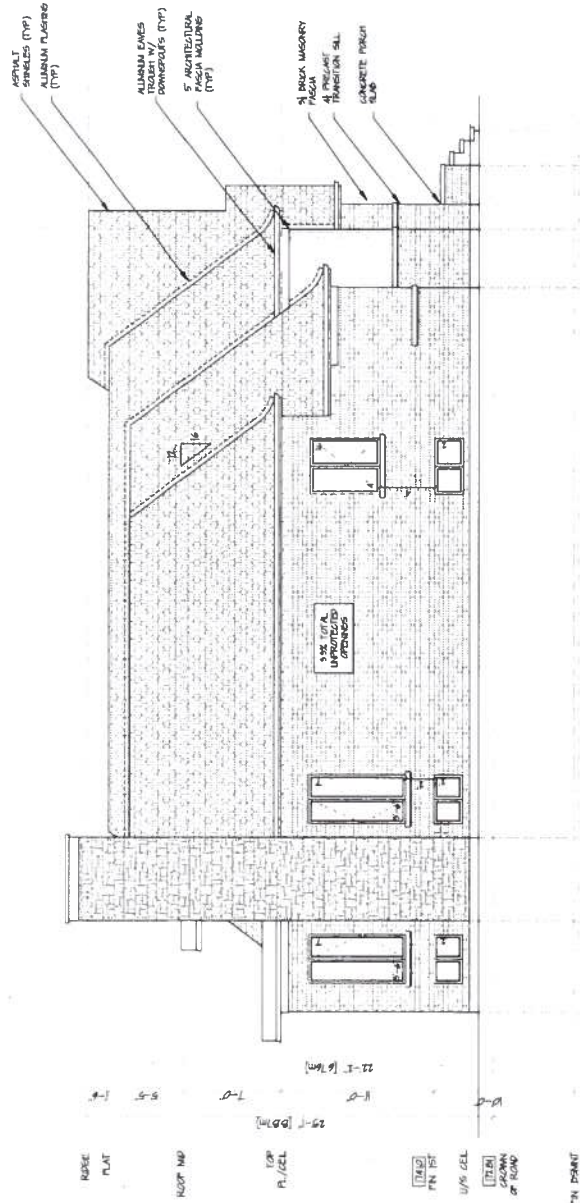
ELEVATION
NORTH

45 JOHN STREET
SINGLE FAMILY DWELLING
Markham, Ontario

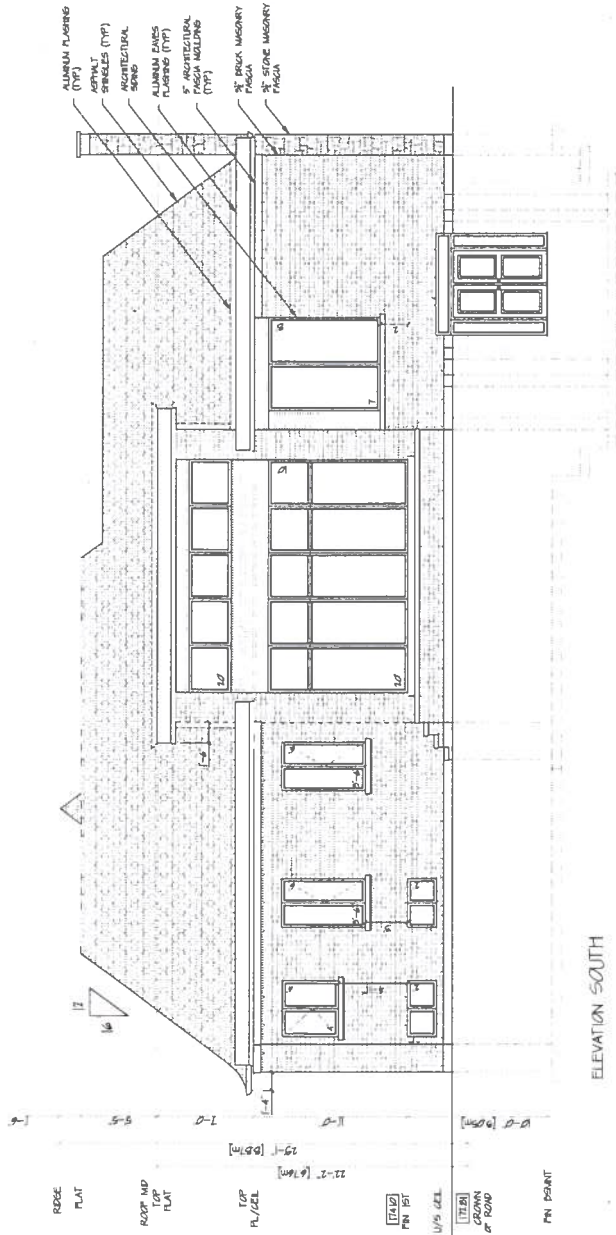
Project	1963	Sheet	S4
Date	AUG '19	Scale	1/4" = 1'-0"

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD. DIMENSIONS MAY VARY SLIGHTLY FROM REPORTED. ALL CONSTRUCTION TO ADHERE TO THESE PLANS. MATERIAL SPECIFICATIONS AND TO CONFORM TO THE CANADIAN NATIONAL BUILDING CODE. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THESE SPECIFICATIONS ON 05/23/21

Project	1963	S5
Date	AUG '19	
Time	K ⁰ = 1'-0"	



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



CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE DRAWING AND MAKE ANY NECESSARY ADJUSTMENTS BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE AND ALL OTHER APPLICABLE REGULATIONS AND TO BE MADE AT BUILDER'S RISK.

DATE: 1963

LASONNE
ENGINEERING LTD.
414-882-2873

ELEVATION
SOUTH

45 JOHN STREET
SINGLE FAMILY DWELLING
Markham, Ontario

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

418/002710

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

AUG '19
 $\gamma_4'' = 1'-0''$

57

ELEVATION WEST

