



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** George Duncan, Senior Heritage Planner

**DATE:** March 11, 2020

**SUBJECT:** REQUEST FOR FEEDBACK  
Metal Shingle Roofing for New Dwelling  
11 Princess Street  
Markham Village Heritage Conservation District

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**Property/Building Description:**

- New dwelling at 11 Princess Street.

**Use:**

- Residential.

**Heritage Status:**

- Property located within the Markham Village Conservation District, Type C (non-heritage) building.

**Application/Proposal:**

- A new two storey dwelling has been approved through Site Plan Control application SPC 19 122591.
- A building permit has been issued for the project.
- The applicant has requested, through his designer, to substitute metal roofing for the asphalt shingles approved in the Site Plan Control application.
- Since the metal, Interlock slate-style roofing was not supported by Heritage Markham, the applicant is proposing another product. The product type that the applicant now wishes to use is "DECRA Shingle XD". A sample of the material will be available for examination at the Heritage Markham meeting.
- The approved front elevation of the new dwelling is attached.

**Background:**

- Metal roofing is not typical of old Markham Village.

- Metal roofing has been permitted on a case-by-case basis in Markham's four heritage conservation districts and in Markham Heritage Estates, generally for accessory buildings. Metal roofing types that have been allowed include standing seam and corrugated, galvanized metal roofing panels or sheets. A metal shingle with an asphalt-shingle look was approved for a large-scale senior's residence in the Thornhill Heritage Conservation District.
- In the Markham Village Heritage Conservation District Plan, with respect to roofing materials in new construction, the Guidelines state that "Roofing materials should reflect the historical materials found in the surrounding older buildings. Wood shingles are preferred, but asphalt shingles are considered a compatible, second choice (page 42)." In the case of 11 Princess Street, the immediate context is newer houses except for 89 Main Street, a heritage dwelling with an asphalt shingle roof.
- Metal roofing is not listed among the roofing cladding materials not to be used. The prohibited materials include: tile, plastic and other synthetics (page 42).

**Staff Comment:**

- Metal roofing in an imitation of shingles has not typically been allowed for heritage buildings in Markham's four heritage conservation districts. The reasoning is that these products often have a bolder texture and larger size of the individual tabs than seen on traditional shingle materials.
- Based on information from the applicant, the appearance of the granular-coated metal, shingle-style roofing is quite similar to a traditional asphalt shingle roof and may be virtually indistinguishable from an asphalt roof in its appearance.
- After reviewing the above considerations, staff is of the opinion that subject to an inspection of the actual material, if Heritage Markham finds this product to closely resemble a traditional asphalt shingle roof, it be allowed as a test case for this project in the Markham Village Heritage Conservation District.

**Suggested Heritage Markham Recommendation:**

THAT Heritage Markham supports the substitution of granular-coated metal shingle cladding "DECRA Shingle XD" for the approved asphalt-shingle cladding for the new dwelling at 11 Princess Street in an appropriate heritage colour as determined by staff, as a test case.

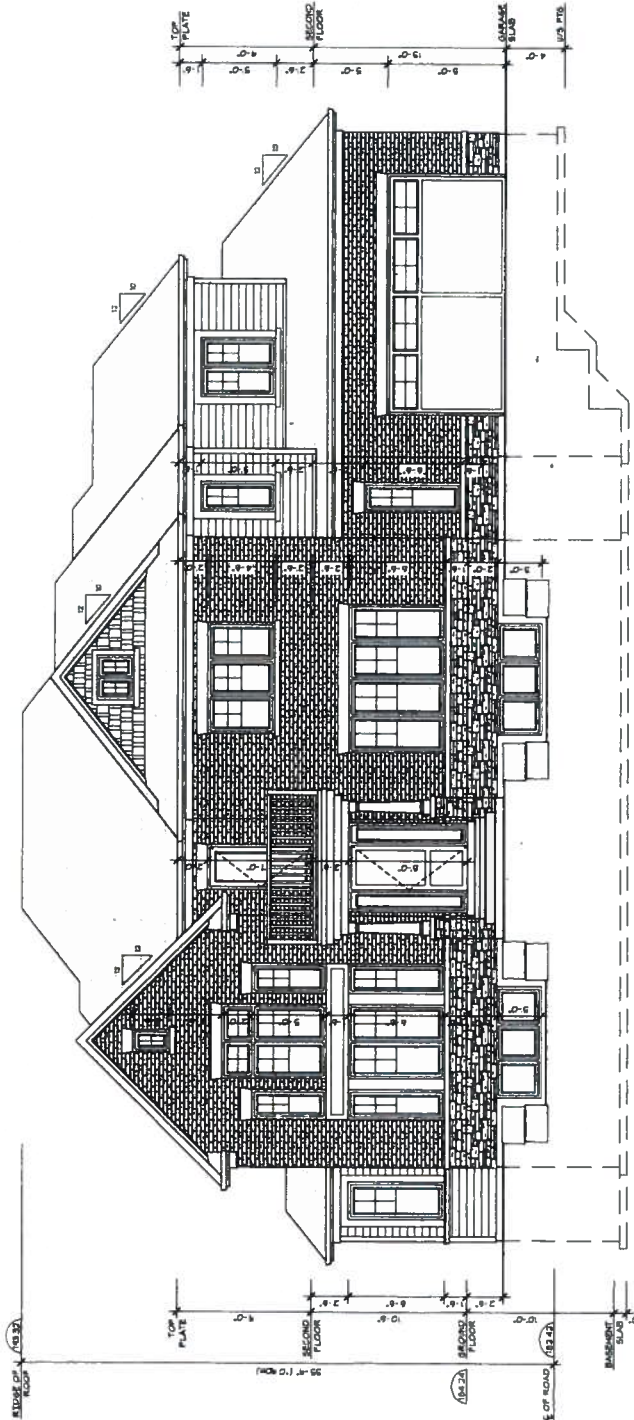
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SEP 16 2019

DEVELOPMENT SERVICES  
CITY OF MARKHAM

Notes for Erection:

- Horizontal siding using over 1/2" vertical striping a 24" o/c. (Colour to be determined)
- Ontario blue clay brick (or equal) to be used where shown. (Colour to be determined)
- All windows to be double glazed units in wood or aluminum clad frames. (Colour to be determined)
- All doors to be double glazed units in wood or aluminum clad frames. (Colour to be determined)
- All roof lines to be 12/12. (Pitch to be determined)
- 8" wood frame board to surround entire house below soffits. (Colour to be determined)
- Heavy gauge aluminum fascia, gutters, and downspouts. (Colour to be determined)
- All exterior lighting to be approved by the City of Markham and installed prior to installation of the exterior cladding.



FRONT ELEVATION

Plans approved in accordance with site plan

Agreement dated: Nov. 19, 2019

Date: Dec 10/19

Signature: [Signature]

Senior Development Manager

Plans approved in accordance with site plan

Agreement dated: Oct. 18, 2019

Date: October 18, 2019

Signature: [Signature]

Senior Development Manager

GENERAL NOTES: ALL CONSTRUCTION IS TO CONFORM TO SECTION "A" OF THE ONTARIO BUILDING CODE (LATEST EDITION) CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS DO NOT SCALE DRAWINGS OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CHECK AND VERIFY ALL PREVIOUS AND SUBSEQUENT COPIES OF THIS DRAWING THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION		REVISIONS AND DATA DATE The undersigned has reviewed and issues this drawing for his design, and has the responsibility for the design and construction of the building in accordance with the Ontario Building Code to the satisfaction of the Ontario Building Code QUALIFICATION INFORMATION Required under Part 2 of the Ontario Building Code NAME RUSSELL GREGORY 250325 REGISTRATION INFORMATION Required unless design is exempt under 2.11.4.1 of the Ontario Building Code Signed Design RUSSELL GREGORY PROJ NAME HOUSE 2162 PROJECT TITLE 11 PRINCESS STREET CITY OF MARKHAM		THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO L3R 2L6 CELL (416) 520-0918 shane@gregorydesigngroup.net		SCALE 1/8"=1'-0"	DATE 04/23/19	SHEET NUMBER 2162-19	DRAWN BY S. Gregory	DESIGNED BY R.G.	A-5
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