



MEMORANDUM

TO: Heritage Markham Committee

FROM: Justin Mott, Development Technician

DATE: November 11, 2020

SUBJECT: Site Plan Control Application
Proposed Remodelling and Addition to an existing Non- Heritage Detached Dwelling
40 Rouge Street
Markham Village Heritage Conservation District
File: SPC 20 127950

Property/Building Description: One storey single-detached dwelling constructed in c. 1954.
Use: Residential
Heritage Status: Designated under Part V of the Ontario Heritage Act (Markham Village Heritage Conservation District) and identified as a Type 'C' building or buildings that do not contribute to the heritage character of the district.

Application/Proposal

- The applicant proposes to demolish the existing non-heritage bungalow and build a new two-storey house on the old foundation, with a minor extension on the Rouge Street front, and a carport addition on the west sidewall;
- The current basement walkout entrance at the rear of the building will remain;
- The overall proposed Gross Floor Area is 199.80 square metres (2,150.63 square feet);
- The site plan, floor plans and elevations are attached.

Staff Comment

- Staff has reviewed the proposed design, and are satisfied that the proposed alterations comply with the guidelines and policies contained in the Markham Village Heritage Conservation District Plan as they pertain to the new building and additions;
- It is unknown if any variances will be required to permit the proposed alterations and additions, as the applicant has not obtained a Zoning Preliminary Review (ZPR) to confirm compliance with the applicable Zoning By-law;
- No significant mature vegetation will be affected during construction;

- It is recommended that the window and door treatment on the east façade be revised to be more reflective of traditional window and door details found in historic Markham Village;
- There are no concerns with the existing site conditions from a heritage perspective.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the demolition of the existing dwelling (above the foundation);

THAT Heritage Markham has no objection from a heritage perspective to the proposed alterations and additions dated September 16, 2020 to the existing dwelling at 40 Rouge Street, subject to revisions to the windows and doors of the proposed east elevation to make them more reflective of typical historic windows and doors found in historic Markham Village;

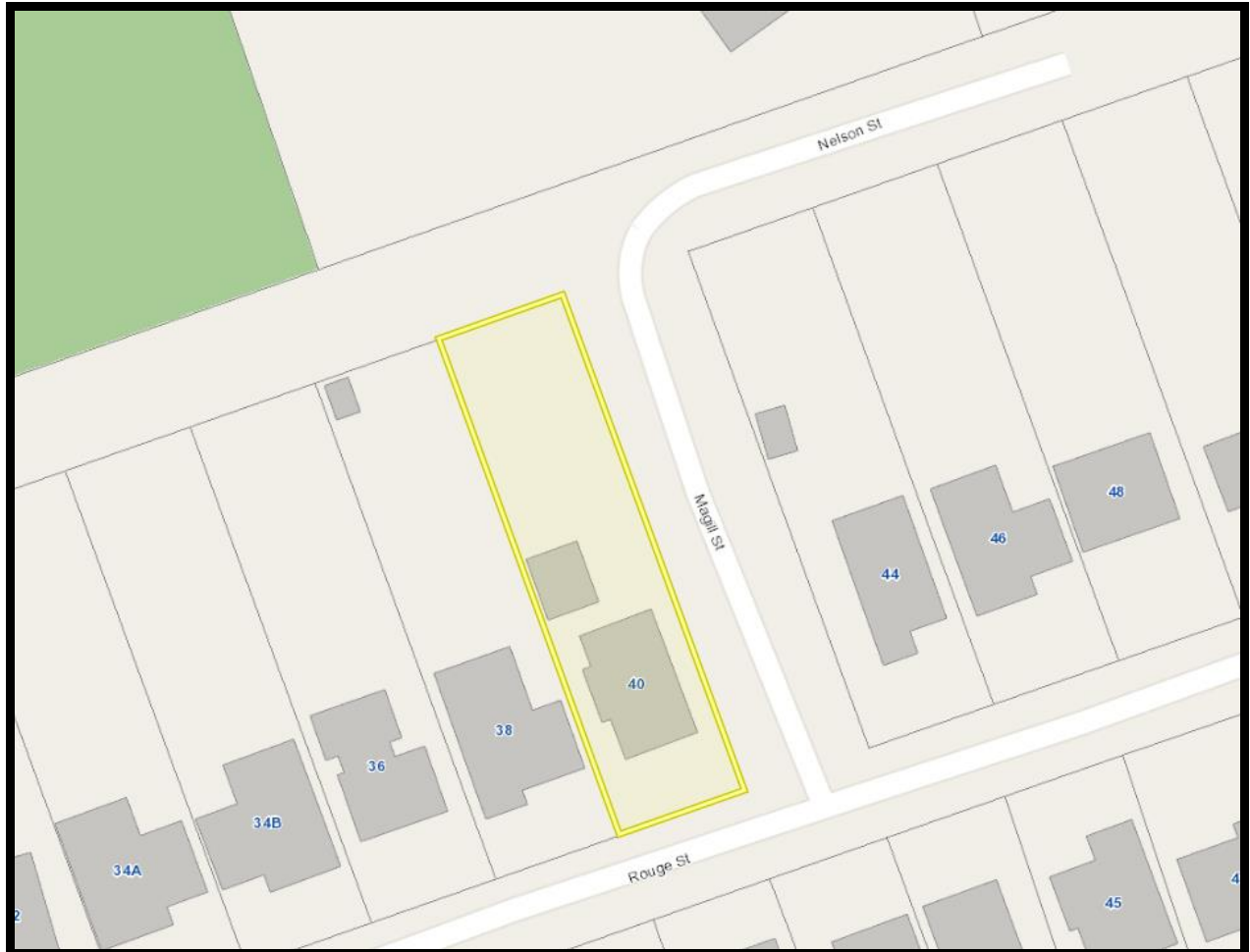
THAT final review of the Site Plan application and any other development application required to permit the proposed alterations and additions be delegated to Heritage Section staff; and further,

AND THAT the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding windows, materials, colours, etc.

File: 40 Rouge Street, Markham Village Heritage Conservation District

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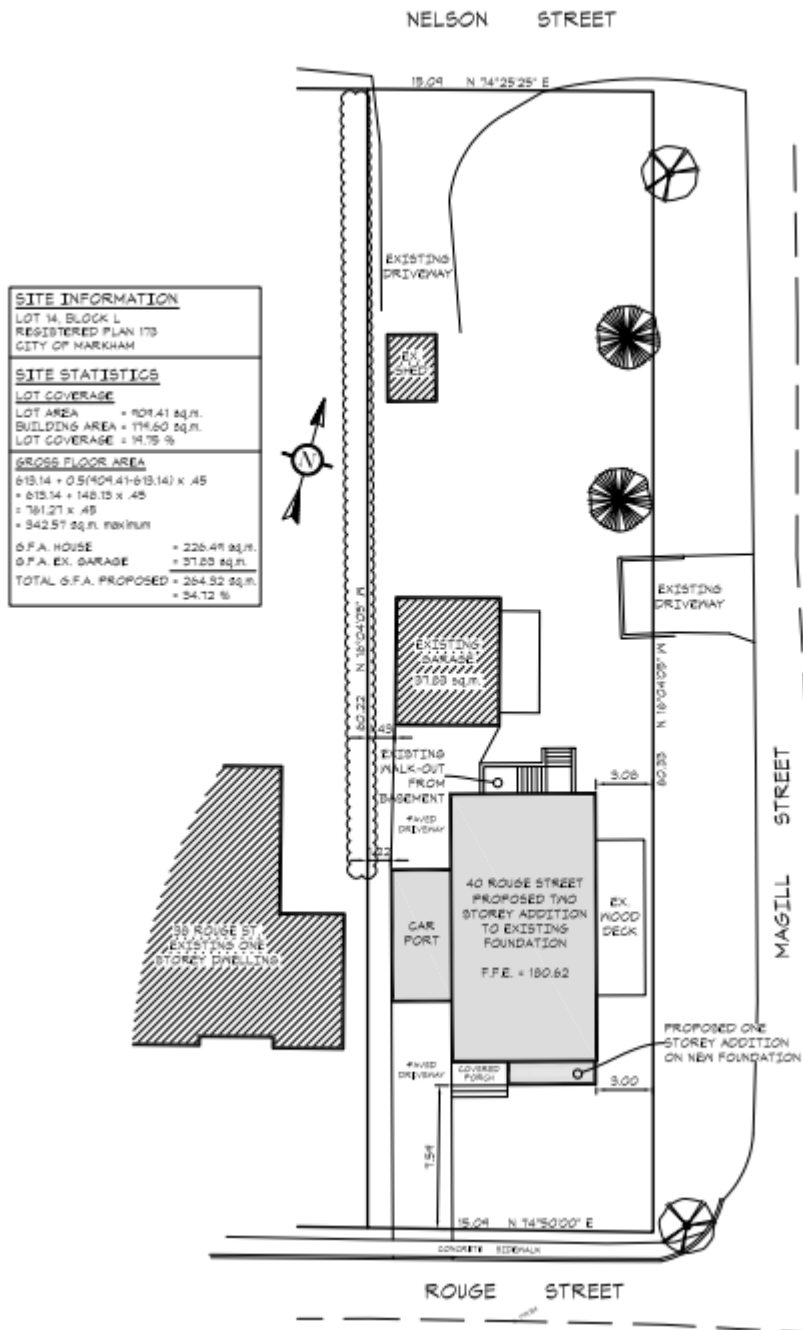
Location: 40 Rouge Street, Markham Village Heritage Conservation District



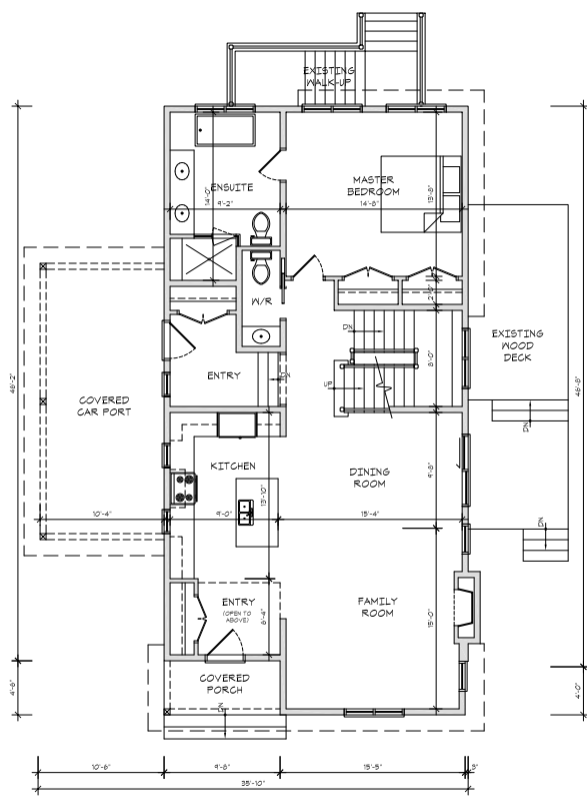
40 Rouge Street, Markham Village Heritage Conservation District
Current dwelling to be demolished



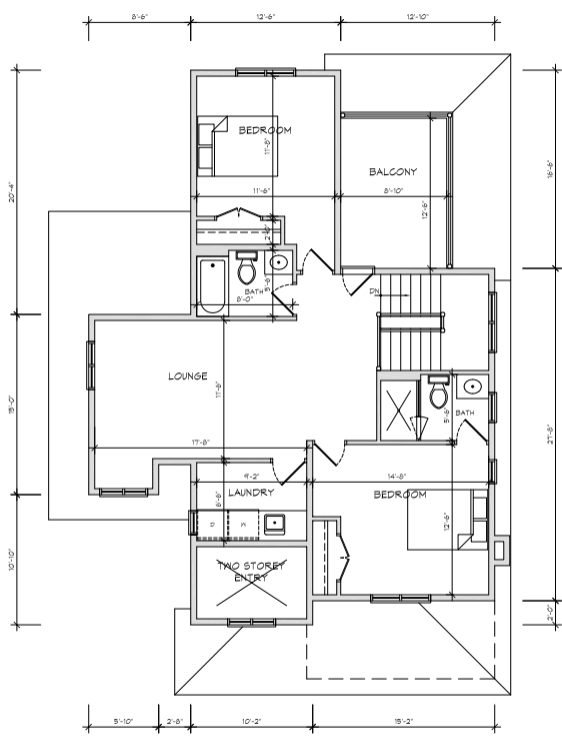
Site Plan



Floor Plan



GROUND FLOOR PLAN
PROPOSED LAYOUT
FLOOR AREA = 1,238 sq.ft. (115.10 sq.m.)
BUILDING AREA = 1,526 sq.ft. (141.77 sq.m.)



SECOND FLOOR PLAN
PROPOSED LAYOUT
FLOOR AREA = 984 sq.ft.
OPEN SPACE = 72 sq.ft.
TOTAL FLOOR AREA = 912 sq.ft. (84.72 sq.m.)

Elevations - Front & Right Side Elevations



Elevations - Rear & Left Side Elevations

