



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: June 9, 2021

SUBJECT: Site Plan Control and Variance Application
Proposed 2 Storey Rear Addition to an Existing Heritage Dwelling
36 Washington Street, Markham Village Heritage Conservation District
SPC 21 120140 and A/078/21

Property/Building Description: 1-1/2 storey single detached dwelling constructed in 1883

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'A' building or buildings that define the heritage character of the district.

Application/Proposal

- The owner has submitted a site plan control and variance application in support of their proposal to demolish the one storey rear heritage tail of the existing house in order to construct a new 89.3 m² (961 ft²) two storey, rear addition to the existing house and to re-open the enclosed front veranda;
- The proposed rear addition requires a single variance to permit the expansion of a legal non-conforming use of detached dwelling, because the property has C2 commercial zoning that only permits residential uses located above a business;

Background

- Although this portion of Washington Street was designated for commercial uses with the implementation of Zoning By-law 1229, the opposite side of the street has residential zoning, and the majority of existing heritage homes on the west side of Washington Street have remained in continuous residential use.
- Because the property has commercial zoning, the development standards of the By-law's residential designations and the Markham Village Infill By-law do not apply.

Staff Comment

- Staff has no objection to the proposed removal of the existing one storey rear heritage tail which is not considered to be as architecturally significant as the main 1-1/2 storey portion of the dwelling;
- Staff is also of the opinion that the proposed addition complies with the policies and guidelines of the Markham Village Heritage Conservation District Plan as they relate to the design of additions to existing heritage dwellings in terms of its height, scale, massing, form, materials and architectural detailing;
- Given that there also appears to be no anticipated negative impacts to neighbouring property owners, staff therefore supports the requested variance to expand the existing legal non-conforming use as it relates to the design of the proposed two storey addition to the existing heritage dwelling;
- Staff recommends the following regarding the restoration of the heritage portion of the dwelling:
 - That the existing later cladding of the heritage portion of the dwelling to be removed to reveal and restore the original underlying wooden cladding;
 - That the elevations be revised to reflect the retention of all the existing original historic wooden windows on the south, east and north elevations;
 - That the bump-out for the proposed gas fireplace shown on the south wall of the heritage portion of the house be deleted;
 - That the designer provide veranda details reflective of local historic verandas of the same period of the house;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the demolition of the one storey heritage kitchen tail of the existing dwelling;

That Heritage Markham supports the proposed re-opening of the front veranda, the design of the proposed two-storey rear addition and the requested variance to expand a legal non-conforming use from a heritage perspective;

THAT Heritage Markham delegates final review of the variance application to Heritage Section staff;

THAT Heritage Markham delegates final review of the site plan application to Heritage Section staff provided that:

- That the existing later cladding of the heritage portion of the dwelling to be removed to reveal and restore the original underlying wooden cladding;
- That the elevations be revised to reflect the retention of all the existing original historic wooden windows on the south, east and north elevations;
- That the bump-out for the proposed gas fireplace shown on the south wall of the heritage portion of the house be deleted;
- That the designer provide veranda details reflective of local historic verandas of the same period of the house;

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

File: 36 Washington Street, Markham Village

36 Washington Street, Markham Village Heritage Conservation District



36 Washington Street, Markham Village Heritage Conservation District

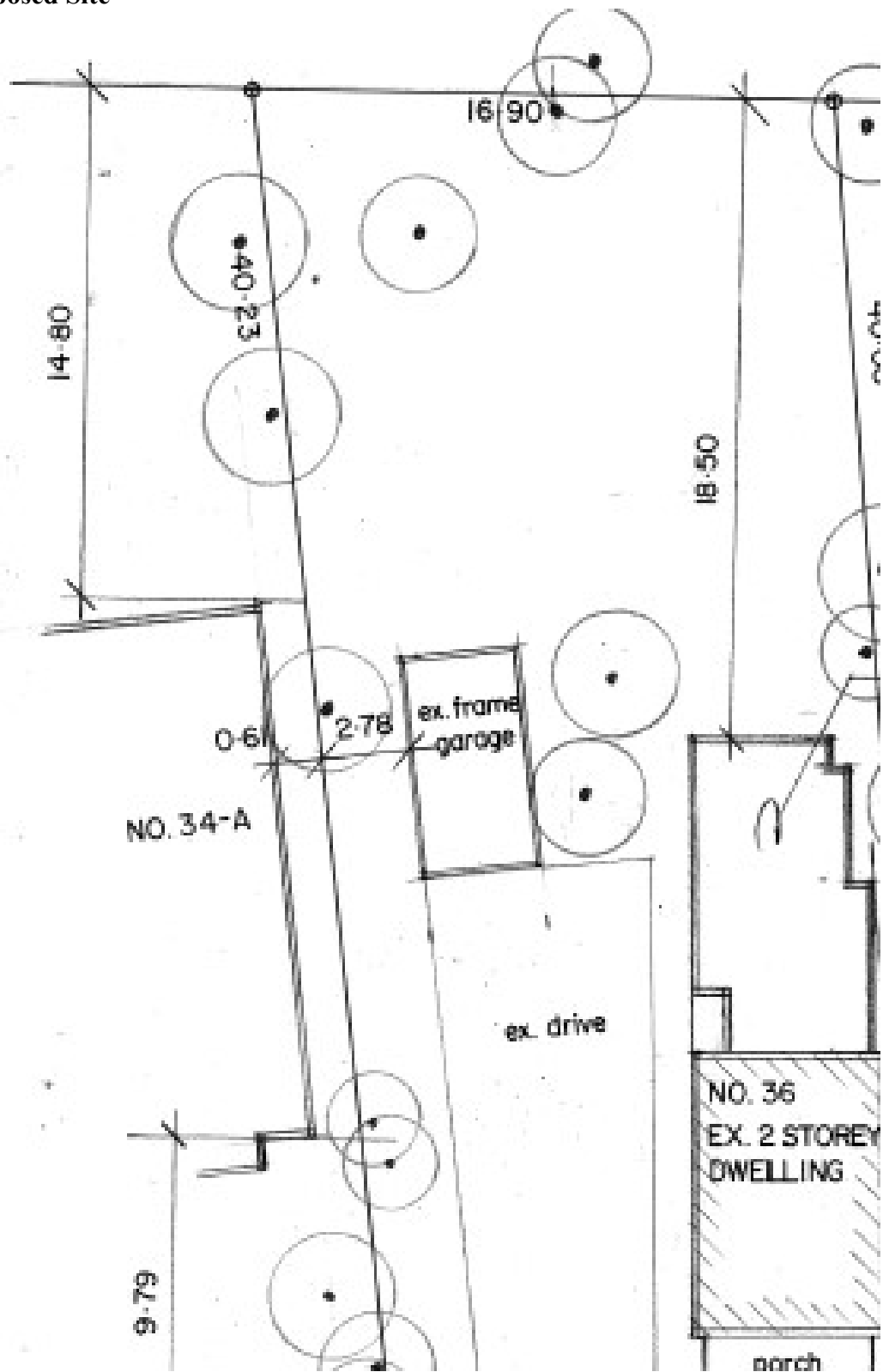


South and East Elevations

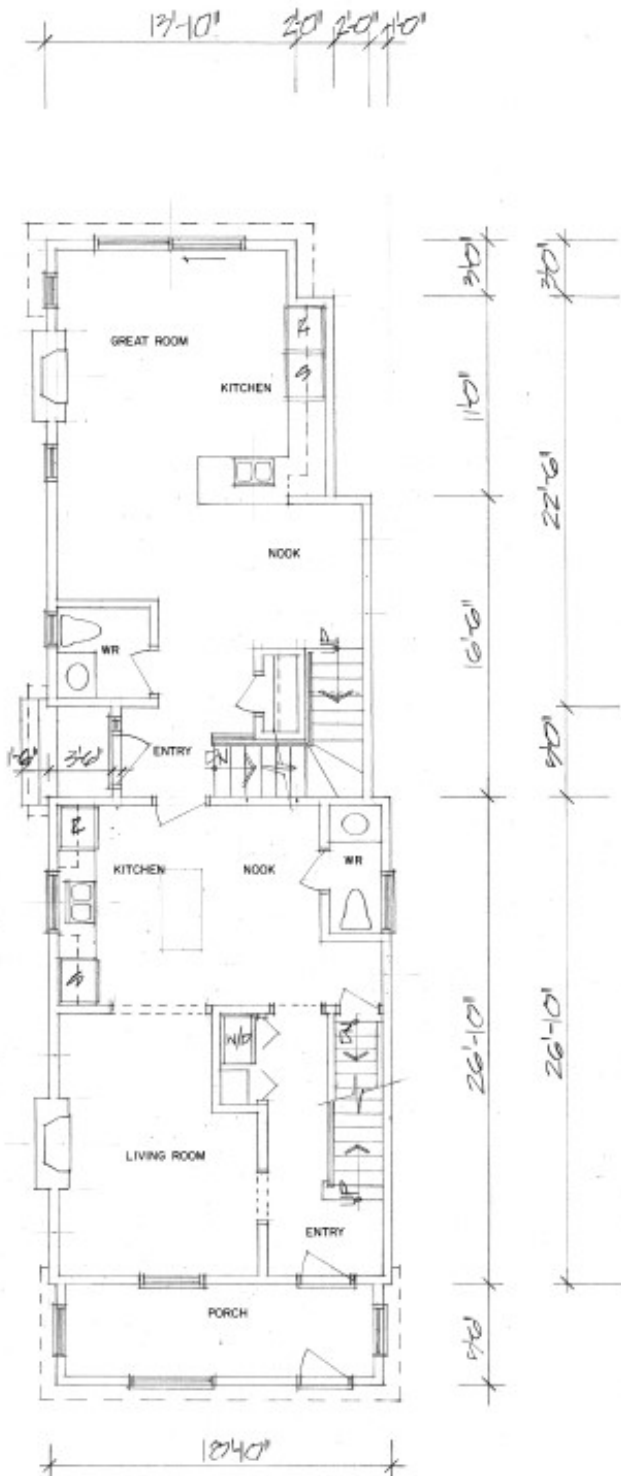


North and East Elevations

Proposed Site



Proposed Floor Plans

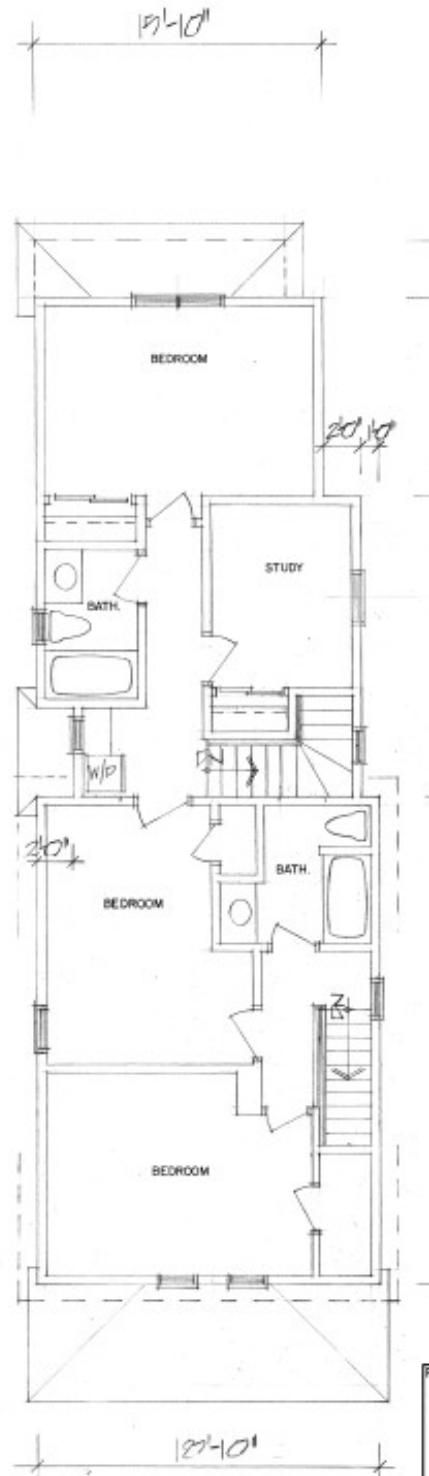


GROUND FLOOR PLAN

PROPOSED

EXIST'G GROUND FLOOR = 612 sq ft

PROPOSED AMOUNT = 498

$$\text{TOTAL(NPA)} = 1110$$


SECOND FLOOR PLAN

PROPOSED

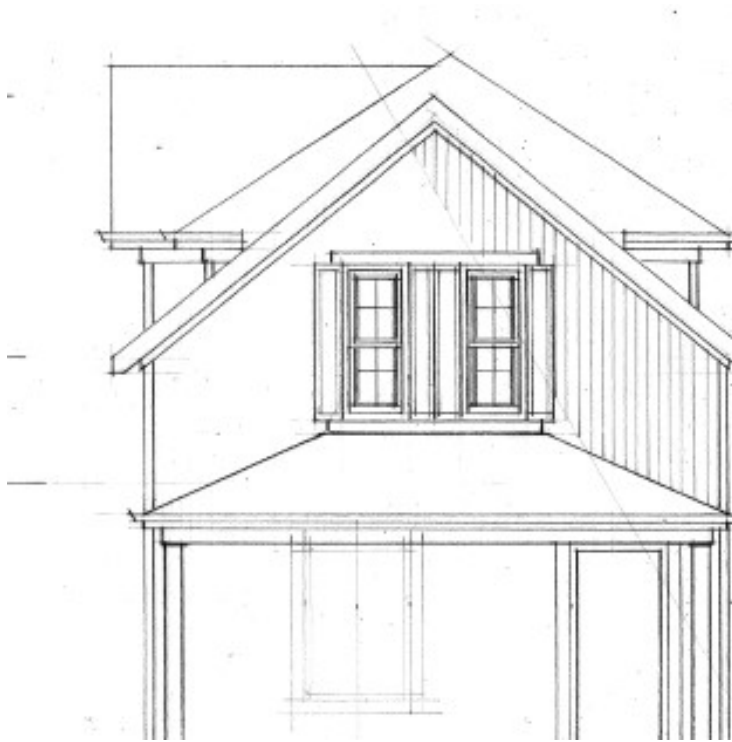
EXIST'G SECOND FLOOR: 977 sq

PROCESSES ADDITION

OPEN SPACE	
TOTAL	

36.00 in

Proposed Elevations



East Elevation



South Elevation



North Elevation



West Elevation