



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: September 8, 2021

SUBJECT: **Committee of Adjustment Variance Application (MNV)**
336 Main Street North, Markham Village Heritage Conservation District
Proposed two-storey rear addition with integrated garage

FILE: A/057/21

Property/Building Description: Proposed two-storey rear addition with integrated garage

Use: Residential

Heritage Status: 336 Main Street North is designated under Part V of the *Ontario Heritage Act* as part of the Markham Village Heritage Conservation District.

Application/Proposal

- The City has received an application to the Committee of Adjustment (COA) requesting variances to permit construction of a two-storey rear addition with integrated garage at 336 Main Street North (the “subject property” or the “property”). The total gross floor area of the property, including both existing and proposed built form, is 353.95 square metres.
- Specifically, the applicant requires relief from Zoning By-law 1229, as amended, to permit the following:
 - **By-law 1229, Sec.1.2(iii), amending by-law 99-90:** a building depth of 19.40m, whereas by-law allows maximum building depth of 16.8m;
 - **By-law 1229, Sec. 11.1-Existing:** a front yard setback of 18.17ft, whereas the by-law requires front yard setback of 25ft;
 - **By-law 1229, Sec. 11.2(c)(I)-Existing:** an unenclosed porch and stairs to encroach 9.03ft, whereas the by-law permits maximum of 18ft.

The above-referenced variances were confirmed via a Zoning Preliminary Review (ZPR) in March 2021.

Context

- The subject property is designated under Part V of the *Ontario Heritage Act* as a constituent property of the Markham Village Heritage Conservation District (MVHCD), and is categorized as a Type ‘B’ property within the MVHCD Plan. Section 3.2 (‘Building Classification’) of the MVHCD Plan describes Type B properties as follows:
 - *‘Important in terms of contextual value’.*
 - *They may not be of great historical or architectural value, however, they contribute substantially to the visual character of the townscape;*
 - *They support and help define the character of the historic district.*
- The subject property is located on the west side of Main Street North between 16th Avenue to the north, and David Street to the south. There is an existing two-storey single detached dwelling and garage which, according to MPAC records, were constructed in 1878 and 1978, respectively. The dwelling is situated on a relatively large lot with a depth of approximately 50m (164ft).
- The development enabled by the proposed variances would retain the majority of the current dwelling while removing and replacing an existing one-storey rear volume with a two-storey addition. An integrated two car garage is also proposed. The existing garage, made redundant by the proposal, will be removed. Given its date of construction and utilitarian design, it not considered to possess significant cultural heritage value. Staff are also of the opinion that removal of the heritage building’s rear extension will not have an adverse impact on the property’s cultural heritage value.
- The subject property is located within an established residential neighbourhood comprised of predominately one to two-storey detached dwellings. These dwellings were constructed predominantly in the nineteenth and early twentieth centuries and consist of a variety of architectural styles. Given this mixed vintage, and the piecemeal nature of development, there is variability in building height, scale and setback. Mature vegetation exists on and adjacent to the subject property.
- The neighbouring property to the south at 332 Main Street North received COA approval to permit a rear addition with a maximum depth of 19.5m. Approval was received in 2003. The property to the north at 340 Main Street North received COA approval for a maximum building depth of 19.96m, a minimum front yard setback of 23’-7.5’’, an encroachment for an unenclosed front porch of 8’- 8’’, and a third storey addition. Approval was received in 2018.
- The new addition will be subject to full site plan control with review by Heritage Section staff for compliance with the MVHCD Plan. A site plan control (SPC) application for the property has been submitted and is awaiting the first review cycle. The submitted drawings incorporate preliminary comments provided by Heritage Section staff, and have been appended to this memo.

Heritage Policy

The following policies and guidelines are relevant to the proposed minor variance application:

- Section 3.4 of the MVHCD Plan provides a series of policies for Type B properties. The following is relevant to the proposed variances:

Proportion

Conserve the original building size and shape. Any new building proportions should complement the proportions of the surrounding buildings, particularly the heritage buildings.

- Section 4.2.1 of the MVHCD Plan provides guidelines for the proportions and height of residential buildings:

1. Additions and new infill buildings should be designed to be compatible in terms of height, massing and proportions with those of adjacent heritage buildings;

2. The size of the new structure should neither dominate the adjacent heritage structures, nor be diminutive in scale.

- Section 4.2.2 of the MVHCD Plan provides guidelines for the setback and siting of residential buildings:

2. Addition or infill buildings are to be set-back and sited so that they do not obscure the adjacent heritage building(s).

3. New buildings and their site features such as garages, fences, etc. should correspond and complement buildings on adjacent properties unless the adjacent structures are non-conforming.

4. Site features such as garages, parking, etc. should be inconspicuous and preferably separate from the "public face" of the building. Historically such items were located in the service areas such as rear and side yards.

Staff Comment

- Heritage Section staff have no objection to the requested variances from a heritage perspective in support of the proposed building design.
- While relief from the By-law is being sought for a reduced front yard setback and encroachment of an unenclosed porch, it is the opinion of staff that the variances do not have an adverse impact on the cultural heritage value of the property. The siting of the proposed addition conserves the primary volume of the heritage building and is setback to reveal a portion of the west return wall. This approach, in addition to the location of the roof interface below the existing ridgeline, ensures the prominence of on-site and adjacent heritage resources relative to the new addition.
- The requested variance for additional building depth is also not anticipated to have an adverse impact given the considerable depth of the lot, and the limited visibility of the rear portion of the addition from the public realm.
- Construction of the addition will require the removal of a number of trees within and adjacent to the building footprint. Following preliminary comments received from Urban Design staff, the designer has reconfigured the basement walkout to conserve a mature

tree that was formally proposed to be removed. Staff will continue to explore opportunities to conserve additional trees where feasible.

- The integrated two-car garage, while located along the primary elevation of the addition, is setback approximately 20ft from the heritage building thereby mitigating its visual impact. While the MVHCD plan provides guidance to locate garages away from the ‘public face’ of heritage buildings, the lot is not of sufficient width to accommodate the addition as well as a driveway leading to a rear garage. Further, a similar condition was approved for the adjacent property at 340 Main Street North. Staff will work with the designer through the site plan approvals process to further mitigate the impact of the garage through careful material and colour selection.
- Given the above information, no adverse impact on the cultural heritage value of the subject property or the MVHCD is anticipated as a result of the requested variances.

Design Details of Conceptual Elevation Drawings

- See attached policy/guideline checklist (Appendix ‘B’) for new construction in the MVHCD as it relates to Type B properties.
- The conceptual elevation drawings submitted in support of the variance applications are generally supported, and have been refined in response to comments received from Heritage Section staff. As noted above, the relationship between the proposed addition and the existing dwelling ensures the continued prominence and three-dimensional legibility of on-site and adjacent heritage fabric. The restoration scope outlined in Appendix B of this memo will return the existing dwelling to a more historically-accurate condition, improving its contribution to the heritage character of the MVHCD.
- Staff suggest that the Committee may wish to delegate review of the submitted site plan application.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the requested variances to permit a new two-storey rear addition with integrated garage.

AND THAT final review of the submitted site plan control application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff should the design remain generally consistent with the drawings appended to this memo.

ATTACHMENTS:

Appendix ‘A’ Property Map, Photo of Subject Property and Proposed Building Elevations
Appendix ‘B’ Residential New Addition Checklist – Type B properties (Markham Village Heritage Conservation District)

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Appendix ‘A’

336 Main Street North

Property Map

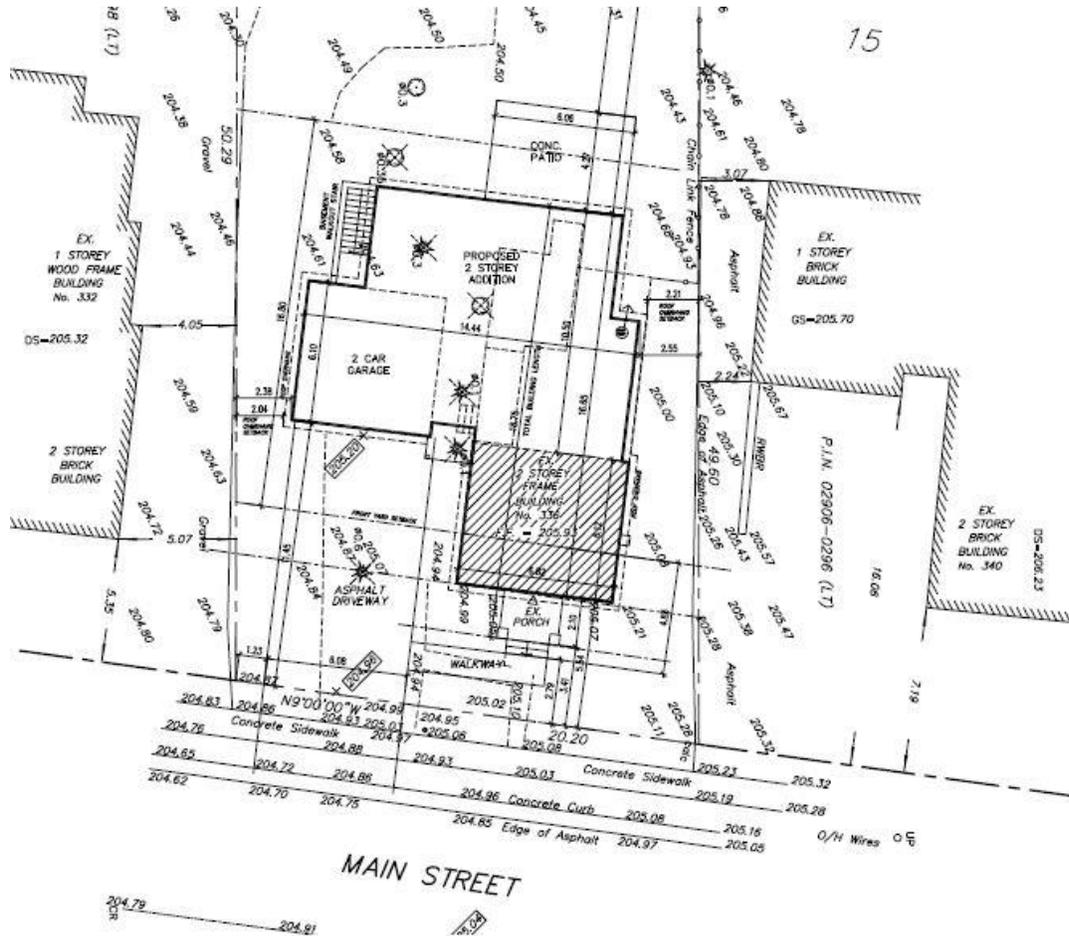


336 Main Street North
Primary (East) Elevation of the Existing Dwelling



(Source: Google)

336 Main Street North Proposed Site Plan



SITE DATA

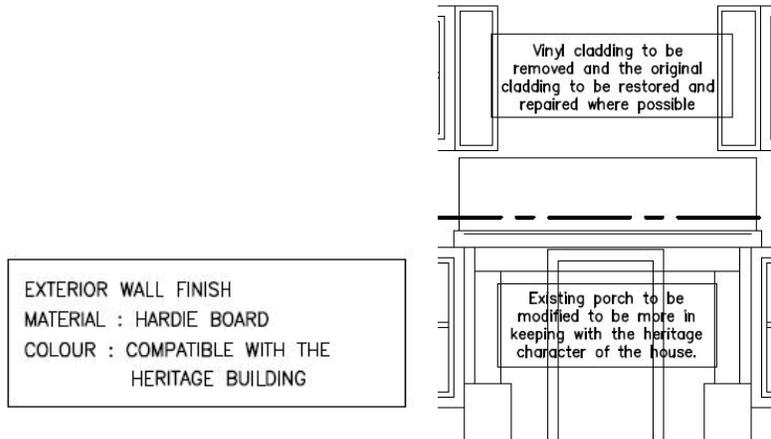
Lot Area	997.57 Sq.m
Existing building area	
Ground floor area	41.83 Sq.m
Conc. porch	5.34 Sq.m
Second floor area	41.83 Sq.m
Propose building area	
Ground floor area	98.00 Sq.m
Garage area	36.62 Sq.m
Conc. porch	3.02 Sq.m
Second floor area	135.67 Sq.m
Net Lot area	
Max. Net Floor area Ratio	45%
Total gross floor area	353.95 sq.m (43.94 %)
Lot Coverage (incl. roof cover porch)	184.81 Sq.m (18.52 %)

336 Main Street North

Proposed East (Primary) Elevation



1 EAST SIDE ELEVATION
A2.1 SCALE: 3/16"=1'-0"



Annotations magnified for legibility

Proposed Rear (West) Elevation



3 WEST SIDE ELEVATION
A2.1 SCALE: 3/16" = 1'-0"

EXTERIOR WALL FINISH
MATERIAL : HARDIE BOARD
COLOUR : COMPATIBLE WITH THE
HERITAGE BUILDING

Annotation magnified for legibility

Proposed North Elevation



Vinyl cladding to be removed and the original cladding to be restored and repaired where possible

ALL EXISTING WINDOWS WILL BE REPLACED WITH HISTORICALLY ACCURATE WOOD WINDOW

EXTERIOR WALL FINISH
 MATERIAL : HARDIE BOARD
 COLOUR : COMPATIBLE WITH THE HERITAGE BUILDING

Annotations magnified for legibility

Proposed South Elevation



Vinyl cladding to be removed and the original cladding to be restored and repaired where possible

ALL EXISTING WINDOWS WILL BE REPLACED WITH HISTORICALLY ACCURATE WOOD WINDOWS

EXTERIOR WALL FINISH
 MATERIAL : HARDIE BOARD
 COLOUR : COMPATIBLE WITH THE
 HERITAGE BUILDING

Annotations magnified for legibility

Appendix 'D'

**Markham Village Heritage Conservation District
New Residential Infill**

* Markham Village Heritage Conservation District Plan should be consulted for specific wording, if necessary

Address: 336 Main Street North

Plan Policy or Guideline	Specific Application Comment
<p>3.1 Heritage Approach a) <u>Restoration</u> – care needed to ensure that the reproduction of an entire building is typical of the period without pretending to be original. b) <u>Complementary by Approximation</u>- understanding overall designs, patterns, urban form with reference to heritage buildings c) <u>Modern Complementary</u>- more modern approach for architectural style – maintain scale, massing, proportions of heritage buildings</p>	<p>The proposal includes a mixture of ‘Restoration’ and ‘Complementary by Approximation’. The restoration scope includes removal and replacement of the existing non-original windows with new wood units, as well as the removal of the existing unsympathetic vinyl cladding. Confirmation of the original cladding will be made via removal of a small portion of the current cladding. The underlying material will be repaired, where feasible, or replaced in kind. Based on the vintage of the building, it is assumed that the underlying material is wood. The design of the addition takes cues from the existing building in materiality, fenestration patterns and roof forms while remaining clearly legible as new construction. As such, it is considered ‘Complementary by Approximation’.</p>
<p>4.2 Residential Building Guidelines - approach will differ according to sub-area, and adjacent buildings characteristics - assess each situation on individual basis</p>	<p>The proposed dwelling is generally reflective of the type of dwelling found in this area of the District.</p>
<p>4.2.1 Residential Proportions/Height - be compatible in terms of height, massing and proportions with adjacent heritage buildings - size of new structures –neither dominate adjacent heritage buildings nor be diminutive.</p>	<p>The proposed dwelling is generally in keeping with the height, massing and proportions of recently approved development within the District (e.g. 340 Main Street). The proposed dwelling does not dominate, nor is it diminutive relative to adjacent and nearby heritage resources.</p>
<p>4.2.2 Residential Setbacks and Siting - new infill not to obscure adjacent heritage buildings. - new infill and garages, fences etc to correspond and complement adjacent buildings unless adjacent is non-conforming - garages, parking should be inconspicuous and separate from public face- rear and side yards preferred.</p>	<p>The siting of the proposed dwelling does not obscure visibility of on-site or adjacent heritage buildings as seen from the public realm. While the proposed garage is integrated into the primary (east) elevation of the addition, it is setback relative to the heritage building so as to mitigate its visual impact.</p>

<p>3.6 Policies – New Buildings Policy</p> <ul style="list-style-type: none"> - not required to look like a restoration - judged on compatibility with adjacent bldgs. - in terms of massing, proportions and size 	<p>The proposed dwelling is clearly legible as contemporary while maintaining compatible with the built form character of the District through its massing, articulation, and material expression.</p>
<p>3.6 Roof Policy (New Construction)</p> <p><u>Roof shape</u>- complement dominant roof forms of adjacent buildings (gable roofs)</p> <p><u>Materials</u>- asphalt, wood shingles</p>	<p>The roof shape is compatible with existing on-site and adjacent heritage buildings. The proposed asphalt singles are similarly compatible.</p>
<p>4.3.1 Roofs Guidelines</p> <ul style="list-style-type: none"> - complement established pattern of adjacent historical buildings – pitched gable in single or multiple forms - do not use: tile, plastic, other synthetics - roof vents, skylights away from public views 	<p>The configuration of the roof as seen from Main Street North complements established patterns within the District. Synthetic roof treatments are not proposed nor are skylights or conspicuous vents.</p>
<p>3.6 Window Policy (New Construction)</p> <p><u>Shape</u> – follow proportions of heritage type buildings – no picture windows</p>	<p>The fenestration pattern is in keeping with the existing heritage building on those elevations visible from the street.</p>
<p>4.3.3 Window and Doors Guidelines</p> <ul style="list-style-type: none"> - no specific guidelines for new construction 	<p>Heritage Section staff will work with the designer to ensure that the configuration of new wood window units is appropriate to the heritage character of the existing dwelling.</p>
<p>3.6 Materials Policy (New Construction)</p> <ul style="list-style-type: none"> - brick masonry or wood siding - stucco or stone may be acceptable if it complements the surroundings 	<p>Clapboard siding is proposed for the exterior of the new portion of the dwelling. The use of Hardie Board (fibre cement) can be produced in a range of colours and textures that approximate the appearance of wood siding. With guidance from Heritage Section staff, the material can be made complementary to the character of the heritage building.</p>
<p>4.3.2 Exterior Finish Guidelines</p> <ul style="list-style-type: none"> - materials and type of finish should complement heritage structures in district - wood cladding –horizontal clapboard or vertical board and batten as per historical methods 	<p>Please see the response above. As noted in the response to Policy 3.1, the existing vinyl siding will be removed and the original cladding restored (anticipated to be wood). Manufactured materials will be not supported as cladding for the heritage building.</p>
<p>3.6 Colour Policy (New Construction)</p> <ul style="list-style-type: none"> -brick colour- red or yellow in harmony with other buildings - paint colour- appropriate to historical period of district 	<p>Exterior colour selection has not yet been determined. Heritage Section staff will work with the applicant and designer via the site plan approval process to ensure that the chosen colours are compatible with the character of the heritage building, and the MVHCD more broadly.</p>
<p>4.3.4 Paint and Colour Guidelines</p> <ul style="list-style-type: none"> - paint surfaces that are historically painted 	<p>The original wood cladding will be repaired or replaced where required and painted in a</p>

<ul style="list-style-type: none">- do not strip wood or leave unpainted- do not paint brick surfaces-colour selection- compatible with surrounding heritage buildings and preferred colours for walls and trim are identified (for walls: historical white, beige, light grey, sandy yellow and terra cotta.	<p>historically accurate colour. The existing masonry foundation will remain visible and unpainted. Please see the response above regarding paint colour selection.</p>
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