



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: September 8, 2021

SUBJECT: **Committee of Adjustment Variance Application**
329 Main Street North, Markham Village Heritage Conservation District
Proposed rear addition and front porch addition to an existing two-storey dwelling

FILE: A/119/21

Property/Building Description: Proposed rear addition and front porch addition to an existing two-storey dwelling

Use: Residential

Heritage Status: 329 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 rear addition and front porch at 329 Main Street North (the “subject property” or the “property”). A variance is also requested to accommodate a new driveway to the south of the existing dwelling. The size of the dwelling including both existing and proposed built form is 1950 sq ft (181.16m²).
- Specifically, the applicant requires relief from Zoning By-law 1229, as amended, to permit the following:
 - By-law 1229, Sec. 1.2(iii): a maximum building depth of 25.75m, whereas the by-law permits a building depth of 16.80m;
 - By-law 1229, Sec. 11.2(c): an unenclosed porch and stairs to encroach 13 feet and 3 inches into required front yard, whereas the By-law permits a maximum of 18 inches;
 - By-law 28-97, Section 6.2.4.4 a) iii): a driveway located 2’-11’’ from the interior side lot line.

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

Context

- The subject property is designated under Part V of the *Ontario Heritage Act* as constituent property of the Markham Village Heritage Conservation District (MVHCD), and is categorized as a Type ‘A’ property within the MVHCD Plan. As described in Section 3.2 (‘Building Classification’) of the MVHCD Plan, Type A properties are ‘of major importance to the Heritage District’ as:
 - *They have historical and architectural value;*
 - *They are buildings that give the main street heritage character to this district.*
- The subject property is located on the east side of Main Street North between Pilkeys Lane to the south, and Deer Park Lane to the north. There is an existing two-storey single detached dwelling with a one-storey rear extension which, according to MPAC records, were constructed 1898. 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 current dwelling while adding a second storey addition above the existing rear extension. A new one-storey addition is also proposed. Along the primary (west) elevation, a new unenclosed porch is contemplated while a paved driveway is proposed to the south of the existing dwelling. This would replace the current driveway which is shared with the property to the north at 331 Main Street North.
- 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 addition will be subject to full site plan control with review by Heritage section staff for compliance with the MVHCD Plan. A site plan approval application for the subject property is forthcoming.

Heritage Policy

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

- Section 3.3 of the MVHCD Plan provides a series of policies for Type A properties. The following is relevant to the proposed variances:

Proportion

The original shape and size of the building shall be conserved. Any rebuilding should adhere to the original specifications.

- 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.

Staff Comment

- Heritage Section staff have no objections to the requested variances from a heritage perspective in support of the proposed building design.
- While requiring variances for building depth and an encroachment associated with an unenclosed front porch, the proposed addition does not require additional building height or lot coverage above and beyond what is permitted by the By-law. As such, a development enabled by the proposed variances would not significantly alter the scale of the existing heritage building relative to adjacent properties. Similarly, the variance required for the unenclosed front porch introduces an architectural element that is common within the District in a manner consistent with the area's variable front yard setback.
- The positioning of the driveway, while closer to the adjacent property at 327 Main Street North than permitted by the By-law, is dictated by the constrained nature of the site. As relocation of the existing heritage building to facilitate a private driveway that complies with the By-law would not be supported by policy contained within the MVHCD Plan, the positioning of the driveway as shown in the appended site plan was selected as the preferred option. The introduction of a driveway along the southern edge of the subject site will also allow for the partial removal and replacement of the existing shared driveway with new landscaping.
- A mature tree is proposed to be removed to accommodate the new driveway. Based on information provided by the applicant, the affected neighbour at 327 Main Street North is supportive of the tree removal.
- 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 “A” properties.
- The conceptual elevation drawings submitted in support of the variance applications are generally supported. The design features a front veranda, 2/2 windows, and vertical v-groove wood siding in place of the existing unsympathetic vinyl siding. The massing and roof profile of addition are complementary to the existing heritage building, and together read as a cohesive composition. As the original cladding is obscured by vinyl siding, Staff will work with the designer to determine the original cladding material, and will require a restoration scope to retain as much original building fabric as is feasible.
- Staff will also work with the designer through the site plan approval process to ensure that the detailed design of the veranda is complementary to the character of the heritage building. Further discussions with the designer and applicant as to window configuration will also be undertaken, notably in regards to the southernmost ground floor window proposed along the west elevation. Archival images indicate that the original window was likely six-over-six rather than two-over-two as shown in the appended drawings.
- Staff suggest that the Committee may wish to delegate review of the forthcoming 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 rear addition, new driveway, and front porch addition to the existing two-storey dwelling.

AND THAT final review of the forthcoming site plan control application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff should the design be generally consistent with the conceptual 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 A properties (Markham Village Heritage Conservation District)

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Appendix ‘A’

329 Main Street North

Property Map



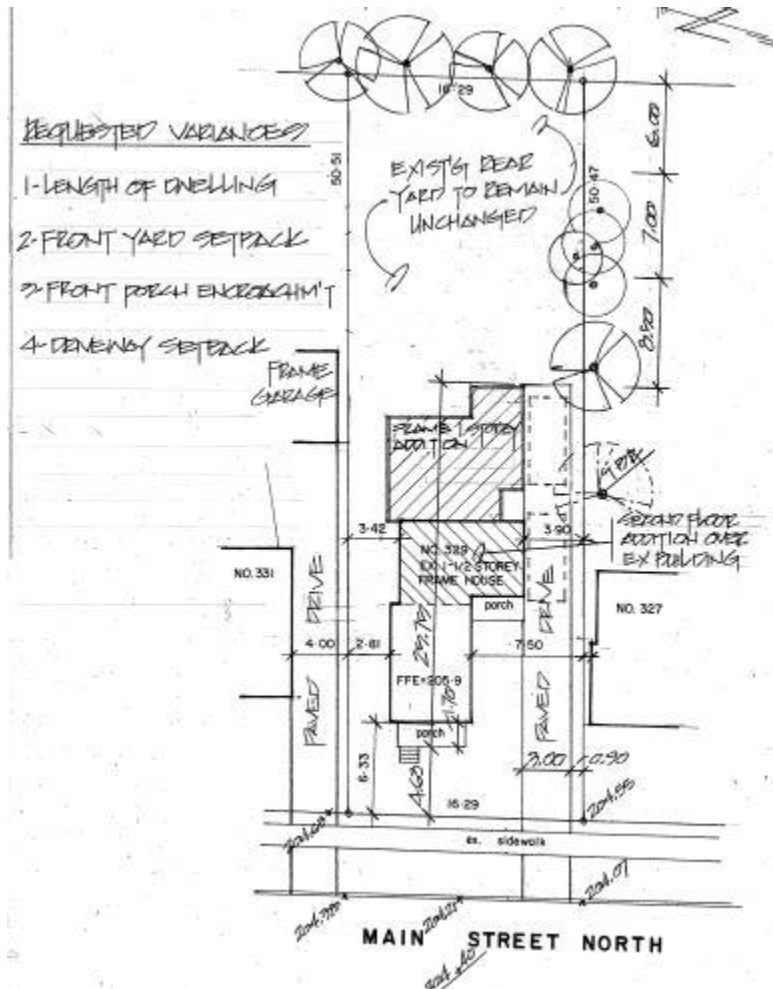
329 Main Street North
Primary (West) Elevation of the Existing Dwelling



(Source: Google)

329 Main Street North

Proposed Site Plan



SITE PLAN

SCALE - 1:200

SITE INFORMATION & DATA

AREA OF LOT = 8123.2 M²

AREA OF BUILDING = 181.2 M²

COVERAGE = 22.0%

NET FLOOR AREA RATIO

$0.13 + .7(8123.2 \text{ GPM}) \times .471$

$= 782.2 \times 0.471 = 367.2$

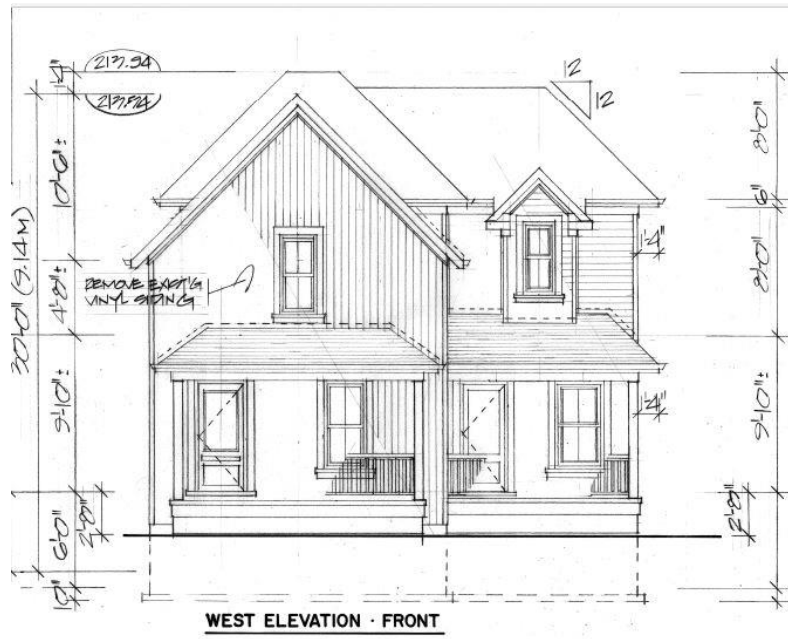
NFA ALLOWED = 782.2 M² (47.0%)

NFA PROPOSED = 181.2 M² (31.7%)

Note that the ZPR confirmed three (3) variances rather than the four (4) indicated by the applicant above.

329 Main Street North

Proposed West (Primary) Elevation



Proposed Rear (East) Elevation



329 Main Street North

Proposed North Elevation



Proposed South Elevation



New Addition – Heritage Building (Type A) Residential

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

329 Main Street North

Plan Policy or Guideline	Specific Application Comment
<p>For additions to Type A</p> <p>3.1 Heritage Approach</p> <p>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. New materials should be similar to the original in terms of dimensions, proportions and finish and not look machined to modern standards</p> <p><u>All restorations and additions to Type A should be approached this way, where at all possible</u></p> <p>b) <u>Complementary by Approximation</u>- understanding overall designs, patterns, urban form with reference to heritage buildings.</p> <p>Renovations and additions to Type B should use this approach</p> <p>c) <u>Modern Complementary</u>- more modern approach for architectural style – maintain scale, rhythm, massing, proportions, colours, materials of heritage buildings</p>	<p>Restoration work is central to the project's design approach. The existing non-original and unsympathetic vinyl siding will be removed and the original cladding material repaired or replaced where necessary. It is the assumption of the designer that the existing cladding is vertical v-groove wood siding based on restoration work carried out on a similar heritage building in the MVHCD at 31 Peter Street. Staff will work with the designer to determine the original cladding material through selective destructive testing during the site plan approval phase. The removal and replacement of non-original windows with historically-accurate wood windows will also be secured through the site plan process. To ensure compatibility with heritage fabric, new construction takes cues from the proportions, dimensions and configuration of the existing heritage building. The cladding for the proposed addition will be organized horizontally so as to be subtly distinguishable from the original (assumed) wood cladding, ensuring that the volume of the heritage house can still be perceived.</p>
<p>4.2 Residential Building Guidelines</p> <ul style="list-style-type: none">- approach will differ according to sub-area, and adjacent buildings characteristics- assess each situation on individual basis	<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</p> <ul style="list-style-type: none">- additions to 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>New construction is designed to be compatible in terms of height, massing and proportions with the existing heritage building so as to be read as a cohesive whole. As such, the design of the additions are subordinate to the existing heritage building. Further, they are scaled to be neither dominate or diminutive relative to adjacent heritage buildings.</p>
<p>4.2.2 Residential Setbacks and Siting</p> <ul style="list-style-type: none">- new additions not to obscure adjacent heritage building.	<p>The proposed siting and setback of the proposed addition does not obscure adjacent heritage buildings. No ancillary structures or</p>

<ul style="list-style-type: none"> - new infill and garages, fences etc to correspond and complements adjacent buildings unless adjacent is non-conforming - garages, parking should be inconspicuous and separate from public face- rear and side yards. 	<p>fences are proposed at this time. The location of the new paved driveway does not adversely impact on-site or adjacent heritage resources.</p>
<p>3.3 Policies – Type A Buildings</p> <ul style="list-style-type: none"> - conserve and restore Type A buildings to original detailing when dealing with additions or restoration <p><u>Proportion</u> – conserve original shape and size</p> <p><u>Roof</u> – conserve original detail/fabric</p> <p><u>Windows/Doors</u> – conserve original materials/ re-introduce if missing</p> <p><u>Materials</u> – conserve original materials, emphasis on natural materials, traditional methods</p> <p><u>Colours</u>- conserve original colours; consider historically accurate colours</p>	<p>Please see the response to Policy 3.1 Heritage Section staff will work with the designer and applicant during the site plan approval stage to ensure the selection of exterior colours that are historically-appropriate.</p>
<p>3.6 relates to new buildings but can be helpful when dealing with additions to existing buildings</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 massing and proportions of the addition are compatible with heritage fabric and together the two elements read as a cohesive whole. As noted above, the cladding for the addition will be a subtle variation of the existing cladding so as to be legible as new construction. As described in an earlier response, the nature of the original cladding will be determined through destructive testing.</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 (i.e. gable and hip) complements roof forms that are common within the District. The proposed use of asphalt shingles is 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 profile 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 proportions of new window openings that are visible from the public realm are proportioned so as to be compatible with the heritage building.</p>
<p>4.3.3 Window and Doors Guidelines</p> <ul style="list-style-type: none"> - no specific guidelines for new construction 	<p>Please see the response above.</p>

3.6 Materials Policy (New Construction) - brick masonry or wood siding - stucco or stone may be acceptable if it complements the surroundings	Wood siding is proposed to maintain compatibility with the original cladding of the heritage building. Given the vintage and character of the building, as well as recent conservation work at a similar property in the District, it is assumed that the existing vinyl siding is obscuring vertically-oriented wood siding.
4.3.2 Exterior Finish Guidelines - materials and type of finish should complement heritage structures in district - wood cladding –horizontal clapboard or vertical board and batten as per historical methods	Please see the response to Policy 3.1.
3.6 Colour Policy (New Construction) - brick colour- red or yellow in harmony with other buildings - paint colour- appropriate to historical period of district	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 selected colours are compatible with the character of the District.
4.3.4 Paint and Colour Guidelines - paint surfaces that are historically painted - 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.	The original wood cladding will be repaired or replaced where required and painted in a historically accurate colour. The existing masonry foundation will remain visible and unpainted. Please see the response above regarding paint colour selection.