



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: May 11, 2022

SUBJECT: Heritage Permit Application
193 Main Street, Unionville
Storefront Awning

FILE: HE 22 118659

Property/Building Description: One-storey wood-clad building, c. 1850

Use: Commercial (formerly residential in use)

Heritage Status: Designated under Part V of the *Ontario Heritage Act* as part of the Unionville Heritage Conservation District (the “UHCD” or the “District”).

Application/Proposal

- The City has received a Heritage Permit application for the installation of a mechanized, retractable storefront awning at the property municipally-known as 193 Main Street (the “subject property”). The awning is proposed to be installed along the southern portion of the existing building which was historically the residential portion of the building;
- The proposed awning, as shown in Appendix C, has width of 18’ and a depth of 10’ when fully open. Fire retardant fabric in alternating black and white strips is proposed to be secured to black framing. Each stripe will be approximately 8.5’’ wide.
- The awning is proposed to be secured to the roof of the subject property in order to provide sufficient head room below the awning when in the extended position. This is an atypical location for mounting. When installed on the roof, the installation leaves a space between the bottom the awning housing and the roof, to allow water to flow down the roof to the eavestrough, unimpeded.

Background

- The subject property is located on the east side of Main Street and is nearby to similarly scaled commercial properties. Based on a review of the UHCD Plan, the existing building was constructed in 1850 as both a store and attached residence and converted to

commercial use in the 1880s (see Appendices A and B for a property map and images of the existing condition).

- The subject property is identified as a Class ‘A’ property within the UHCD Plan. As described in Section 2.4 (‘Building Classification’) of the UHCD Plan, Class ‘A’ buildings are “major importance to the District” as:
 - *They have historical and/or architectural value.*
 - *They are the buildings that maintain the heritage character to the District.*
 - *Buildings that are designated under Part IV of the Ontario Heritage Act are also considered to be Class ‘A’.*
- In the early 2000s, there was a small retractable awning on the butcher shop component (as it was reminiscent of the former permanent porch covering) but there were issues of it extending above a city sidewalk. The proposed awning would be totally on private property.

Heritage Policy

- Section 9.6.3 (‘Awnings’) of the UHCD Plan states:

On commercial buildings, traditional canvas awnings are only appropriate where the proportion and design of the buildings lend themselves to that kind of detail.
- Relevant guidelines are as follows:
 - 1. Where appropriate, traditional canvas awnings may be acceptable on commercial buildings.*
 - 2. On new buildings, awnings should complement the design as well as relate to the historical context surrounding it. The retractable, canvas awning commonly used in the heritage area, is most appropriate.*
 - 3. Modern awning designs such as semi-circular, bubble and cascade, of non-traditional materials such as vinyl, are not considered appropriate in the District.*

Staff Comments

- The proposed awning is atypical because it is proposed to be installed on what was originally a residential portion of the building, and because it is proposed to be attached to the sloped roof as opposed to the exterior wall immediately below the eaves. The applicant has indicated that there is insufficient vertical space to attach the awning under the roof eaves. For an example of a similar roof mounted awning, please see the photograph in Appendix “C”;
- There is a canvas-style, striped awning located across the street on a typical commercial storefront (188 Main Street -Dairy Queen) and another retractable awning on a former residential building now used as a restaurant at 187 Main Street – See Appendix “D”.

- Given the uniqueness of this proposal and its non-conformity with typical commercial storefront awning installation in a heritage district, Heritage Section staff wish to consult with Heritage Markham Committee on the appropriateness of this alteration.
- The pros and cons of the proposal are explored below:
 - Cons:
 - Introduction of an awning feature on a former residential component of the building (but which is now in commercial use) as opposed to where commercial awnings are traditionally used;
 - Introduction of an awning which would be attached to the slope of a roof structure and when extended would be slightly raised over the existing roof. Attaching an awning to the building in this manner is not the way awnings are traditionally affixed to a building, and has no historic precedent;
 - Pros:
 - Unionville can be a challenging retail environment, especially when former residential buildings are now in commercial use. The applicant believes this alteration will assist in improving the retail environment;
 - The City and staff understand the need to balance heritage policy and guidelines with the needs of business owners and have been open to appropriate compromise, while preserving the integrity of heritage buildings for future generations and the unique heritage character of the historic main street;
 - The proposed awning is in general conformance with the relevant guidelines related to awnings in the UHCD Plan (notwithstanding its proposed installation location);
 - The previous installation of a retractable awning on a former residential building at 187 Main Street;
 - The proposed awning will have a complementary colour scheme;
 - The proposed infrastructure is an alteration that is easily reversible and would not appear to damage the heritage building.

Suggested Recommendation for Heritage Markham

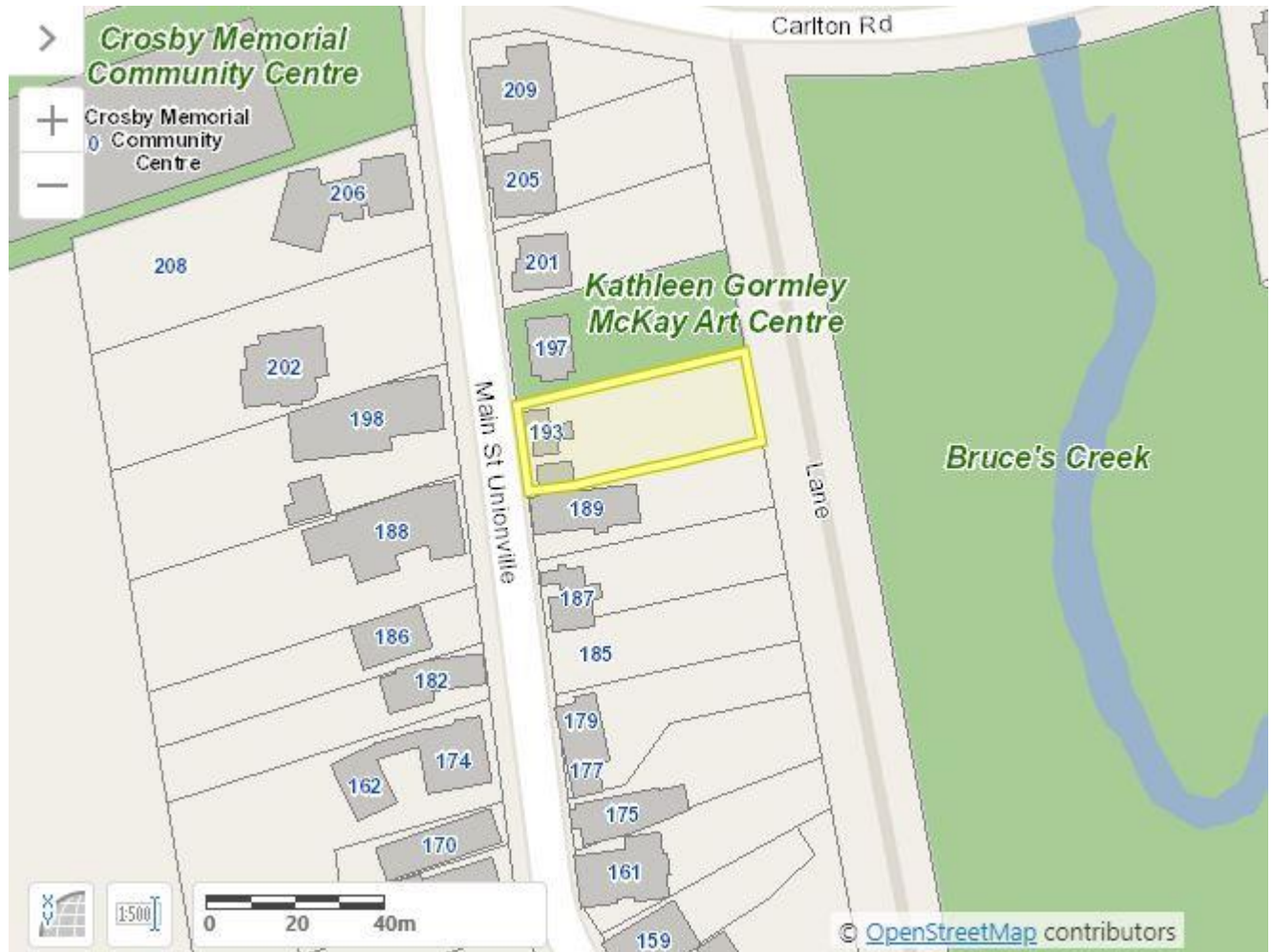
THAT Heritage Markham has no objection to the proposed retractable awning for 193 Main Street Unionville and final review of the application be delegated to Heritage Section Staff.

ATTACHMENTS:

Appendix 'A'	Property Map
Appendix 'B'	Photograph of the Subject Property
Appendix 'C'	Proposed Awning
Appendix 'D'	Existing Retractable Awnings

Appendix 'A'

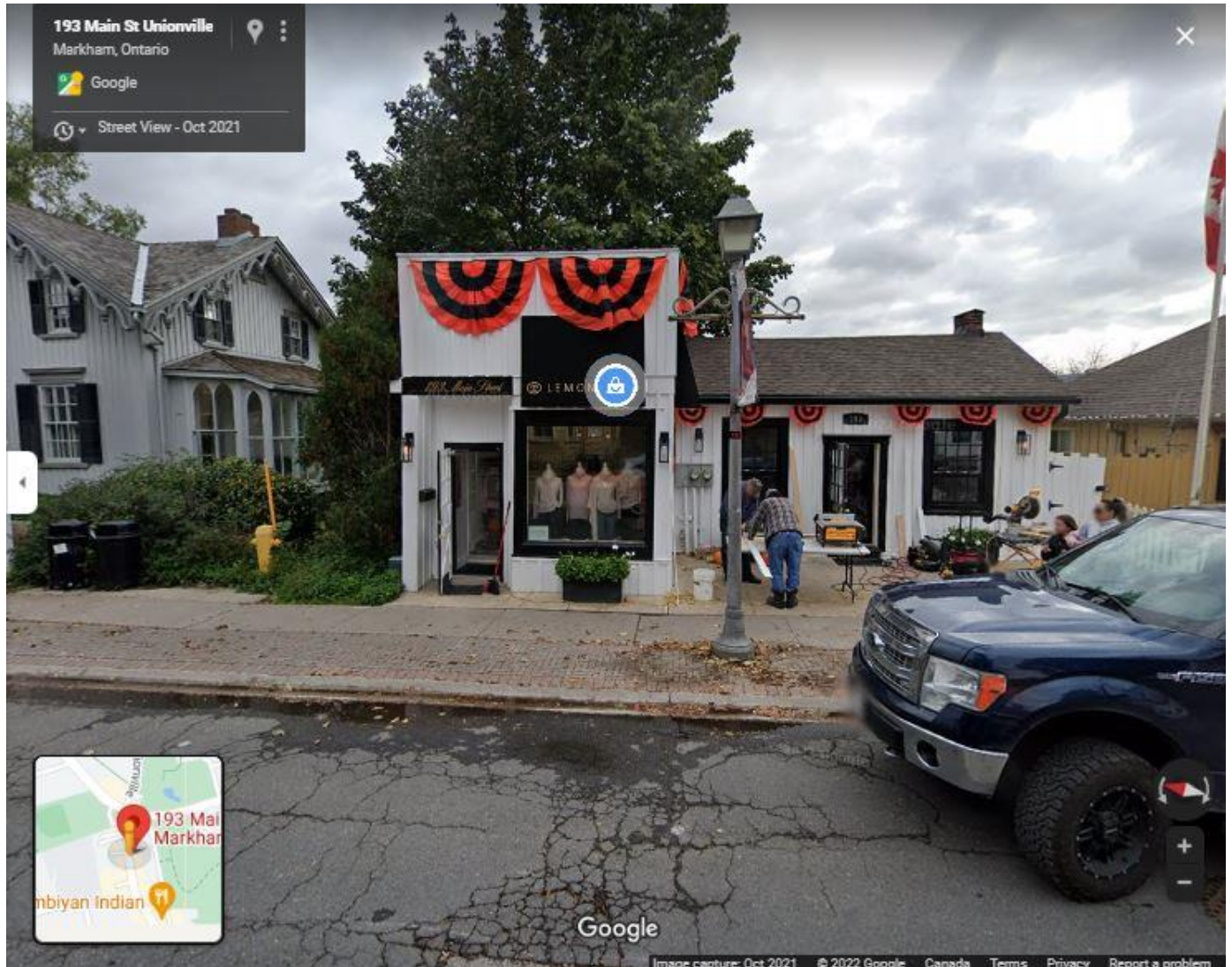
Property Map



The subject property is outlined in yellow (Source: City of Markham)

Appendix 'B'

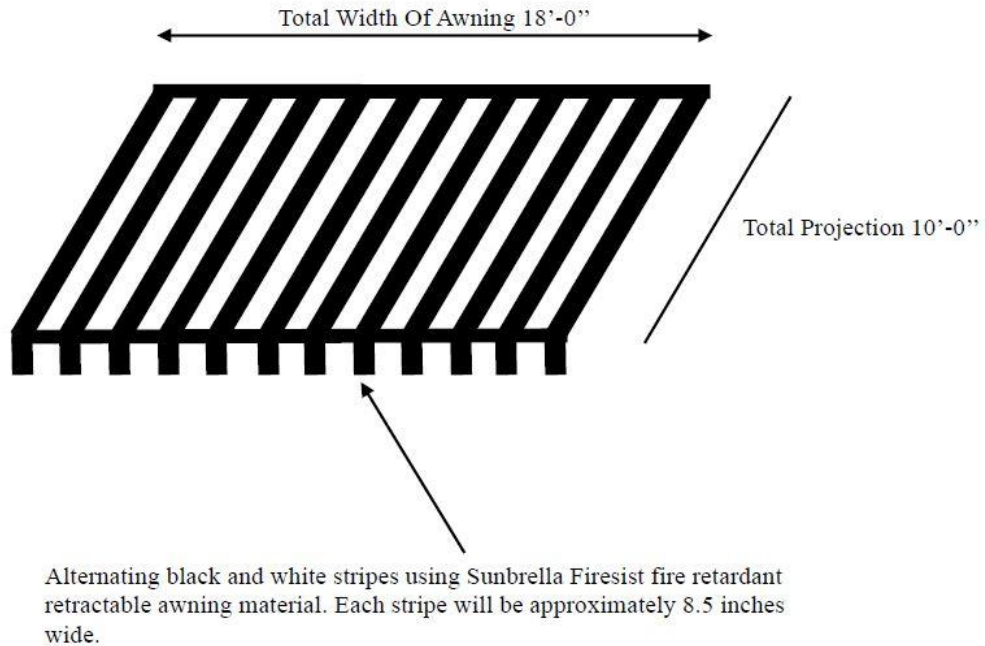
Photograph of the Subject Property



West (primary) elevation of 193 Main Street Street as seen in Oct 2021 (Source: Google)

Appendix 'C'

Proposed Awning



Proposed awning (above) and mounting location (below) (Source: Applicant)



Example of a roof-mounted awning similar to the proposed (Source: Adalia)



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ADALIA EXTREME (X3M)TM

GROUP OF RETRACTABLE AWNINGS

The **Adalia X3MTM** group of awnings is designed, manufactured and assembled in Canada by **ROLLTEC[®]**. Each awning is crafted using time-proven European traditions, advanced North American technology, superior workmanship, and top quality materials. The awnings are covered by a 10 year limited warranty.



ROLLTEC[®] is internationally recognized with numerous *Outstanding Achievement Awards and Awards of Excellence*. Regionally, **ROLLTEC[®]** has been repeatedly voted **BEST OF** in the Awnings and Canopies category by HomeStars and Consumer Choice.



- Unparalleled, personalized customer service.
- Experienced sales consultants will aid you for the entirety of the project.
- All installations are performed by highly professional, factory trained installers.



LEADING MANUFACTURER OF UPSCALE AWNINGS SINCE 1984

ADALIA X3M™

The quality engineered **Adalia X3M™** awning is designed to combine durability with excellent functionality. Most parts are made from extruded, thermally treated, and artificially aged aluminum. All parts are immune to corrosion, and are finished with a powder coating. The slope is adjustable with a hex key and wrench from 0° to 75°. Manual operation uses a speedy bevel gear with a stopper that prevents the fabric from rolling up in the wrong direction. Optional motorization is available.

The awnings are made to client's specification with custom widths starting from 6'2" in 1" increments.

Available Projections: 5'4" 6'9" 8'8" 10'0" 11'8"



Virtually unbreakable, the **Adalia X3M™** arm shoulder consists of three components of high-strength extruded aluminum that work in conjunction to provide lateral and vertical stability. It features dual inclination modes: a default setting of 0° to 40°, and an optional 35° to 75° setting after a simple modification.

The **Adalia X3M™** family of awnings arm employs extruded aluminum profiles, strong die-cast and thermally treated aluminum elbows with PVC protected double aircraft cables. The heavy duty springs inside the arms apply tremendous force to hold the fabric taut when the awning is extended.

The fixing bracket attaches the lateral arm to the front bar. It utilizes shock-absorbing components to significantly extend its functional lifespan.



The front bar with specially engineered internal reinforcement gives continuity to the fabric top while adding strength to the overall system. The profile on the right is used for smaller awnings while the profile on the left is designated for awnings wider than 16' and/or that project 11'8".

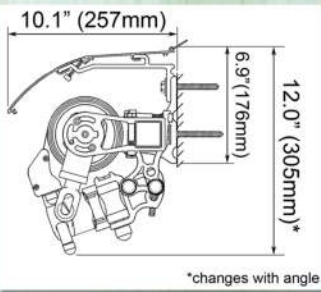
ROLLTEC® uses a structural galvanized steel roller tube with spring memory to rebound to its original shape.

ROLLTEC® utilizes a strong, galvanized 40mm steel square bar with 2mm walls which prevent potential twisting.



A wide variety of installation brackets for different applications.

Frames for **ADALIA X3M™** family of awnings are available in four different colours of powder coating: white and ivory are standard, black and spinnaker beige are premium colours. Other custom colours are available upon request.



ADALIA X3M EXTENDA™

The **ADALIA X3M EXTENDA™** has been specially designed for areas that require a full projection but cannot accommodate the minimum width requirements of a standard awning. As a result of the cross-arm setup, the **EXTENDA™** can be manufactured with a projection equal to or greater than the width of the awning.



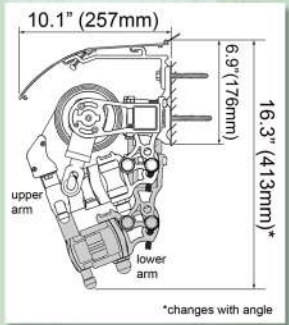
A solid aluminum extension block is connected to one of the arm shoulders. This technique offsets the arm shoulder, lowering one arm underneath the other, to allow the arms to cross without conflicting.



A stainless steel hexagonal eccentric adjustment at the base of each **EXTENDA™** arm shoulder provides effortless arm fine tuning during assembly, keeping the arms parallel.



PROJECTION	MINIMUM WIDTH REQUIRED
5' 4"	3' 8"
6' 9"	4' 6"
8' 8"	5' 8"
10' 0"	6' 6"
11' 8"	8' 0"



ACCESSORIES



Spring Assist
Is a spring loaded device that assists you in compressing the heavy duty springs in the arms, making manual retraction effortless. It is recommended for large, manually operated awnings.

Protective Hood
Shields the fabric and frame mechanism from dirt and weather elements when the awning is retracted. The hood has an aerodynamic design, it is made from extruded aluminum and finished with a powder coating. The hood doesn't vibrate in the wind, is sturdy and capable of supporting a snow load. A PVC weather strip at the back of the hood closes the gap to the wall and eliminates the need for caulking.

Side Curtain
Is an additional fabric panel attached on hooks fitted to the sides of the front bar and installation bar. Side curtains are designed to provide extra sun protection and privacy.



Retractable Valance
The retractable front valance is a smart solution for extra sun protection or privacy at the front of the awning. It is gear operated and retracts into a cassette front bar.



Removable Valance
Another alternative for additional shade and privacy at the front of the awning is the removable front valance. It is an additional panel attached by velcro to the existing awning valance.

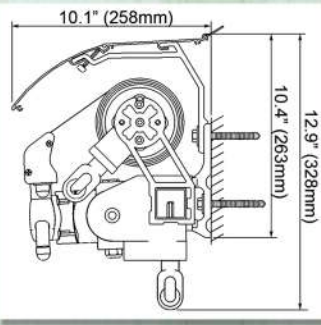
ADALIA X3M PLUS™

Adalia X3M Plus™ is a modification of the **Adalia X3M™** awning with unique slope adjustment gears incorporated into the arm shoulders. The **Adalia X3M Plus™** allows for infinite inclination adjustments of both arms simultaneously, at any time, keeping the arms aligned. This will enable the awning to remain leveled as the inclination is changed. The **Adalia X3M Plus™** is ideal for installations with low headroom.

- Advantages of the **Adalia X3M Plus™** awning:
- The slope of the awning is easily adjusted with a hand crank.
 - Both arms are adjusted at the same time, keeping the awning leveled.
 - Variable shade coverage to follow the sun's movements.
 - Ability to lower the awning's slope while it's raining to prevent water pooling.



These structurally sturdy arm shoulders contain gearboxes that are synchronized inside the square bar by a solid steel rod and a series of bearings. This allows changing the pitch of both arms at the same time with the simple turn of a hand crank. The slope adjustment ranges from 0° to 55°.



ELECTRICAL OPTIONS

Somfy® motorization allows you to enjoy your retractable awning at the touch of a button. A wide range of motors and controls feature Radio Technology Somfy® (RTS) which provide awning users with simple and innovative operating functions. A variety of weather sensors are available. The most popular is the Wind Sensor, which will automatically retract the awning when it detects wind generated movements. Having a manual override enables you to control the awning in the event of power failure.



TOP QUALITY ENGINEERING DESERVES TOP QUALITY FABRICS



In meeting with customer demands, a rich selection of designer fabrics is available in a variety of patterns and colours. These fabrics, known as "World of Elegance", are exclusively imported by **ROLLTEC®** from leading European textile mills, with the patterns created by prominent decorators and fabric designers. In addition to carrying our own unique line of fabrics, we have access to other leading fabric suppliers. We only use 100% solution dyed acrylic fabrics: a preferred choice in the awning industry.

- High level of protection from ultraviolet rays.
- Unsurpassable color stability.
- Remarkable resistance to atmospheric pollution, light and weather.
- Rot proof, does not support mildew growth.
- Highly breathable and water repellant.
- Maximum resistance to tearing due to stretching and shrink proof.
- Easily cleaned, requires only mild soap and water.
- **10 year** limited fabric manufacturer warranty.

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Physique XL™: a 13' projection awning



Bravo™: semi-cassette style awning



Atrium™: terrace style awning



Drop Arm Window Awning



Basket Awning



Rolling Pergola Awning



Louvered Roof Aluminum Pergola



Stationary Awning



Sombrano® S+: side post umbrella



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Authorized dealer

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Appendix 'D'

Existing Retractable Awnings – Dairy Queen, Chat Bar



188 Main Street (Dairy Queen) - traditional storefront



187 Main Street (Chat Bar)- former residential building