



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: June 8, 2022

SUBJECT: Site Plan Control Application
3 Victoria Lane, Unionville Heritage Conservation District
Proposed Addition to an Existing Non-Heritage Dwelling
SPC 22 117576

Property/Building Description: 1-1/2 Storey Brick Non-Heritage Dwelling
Use: Residential
Heritage Status: Designated under Part V of the Ontario Heritage Act

Application/Proposal

The applicant proposes to construct a detached garage and a 2,960 ft² (275.0m²) one storey addition to the existing non-heritage dwelling while converting the existing attached garage into new living space.

Background

- The existing dwelling was built in 2005-2006 and was subject to Site Plan Control review and Agreement. The property was previously addressed as 33 Victoria Lane.

Staff Comment

- Staff is satisfied that the design of the proposed addition complies with the policies and guidelines contained in the Unionville Heritage Conservation Plan as it applies to additions to non-heritage buildings, is architecturally compatible with the existing dwelling, and has no negative impacts to the historic character of the Heritage District. See Attachment 4 – District Plan Design Review Checklist;
- Note that the existing driveway is to be removed and replaced with grass and that the garage doors are to be removed and replaced with windows;
- New garage is to be recessed behind front elevation of the existing dwelling;
- Therefore, staff recommends that final review of the Site Plan Application and any development application required to approve the proposed addition be delegated to the City (Heritage Section) staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the design of the proposed addition to the existing dwelling at 3 Victoria Lane;

THAT Heritage Markham delegates final review of the Site Plan Application and any other development application necessary to approve the proposed addition to the City (Heritage Section) staff;

AND THAT the applicant enter into a Site Plan Agreement with the City containing standard conditions regarding materials, colours, windows etc.to the satisfaction of the Director of Planning and Urban Design or their designate.

File: 3 Victoria Lane, Unionville

Attachment 1 – Property Location

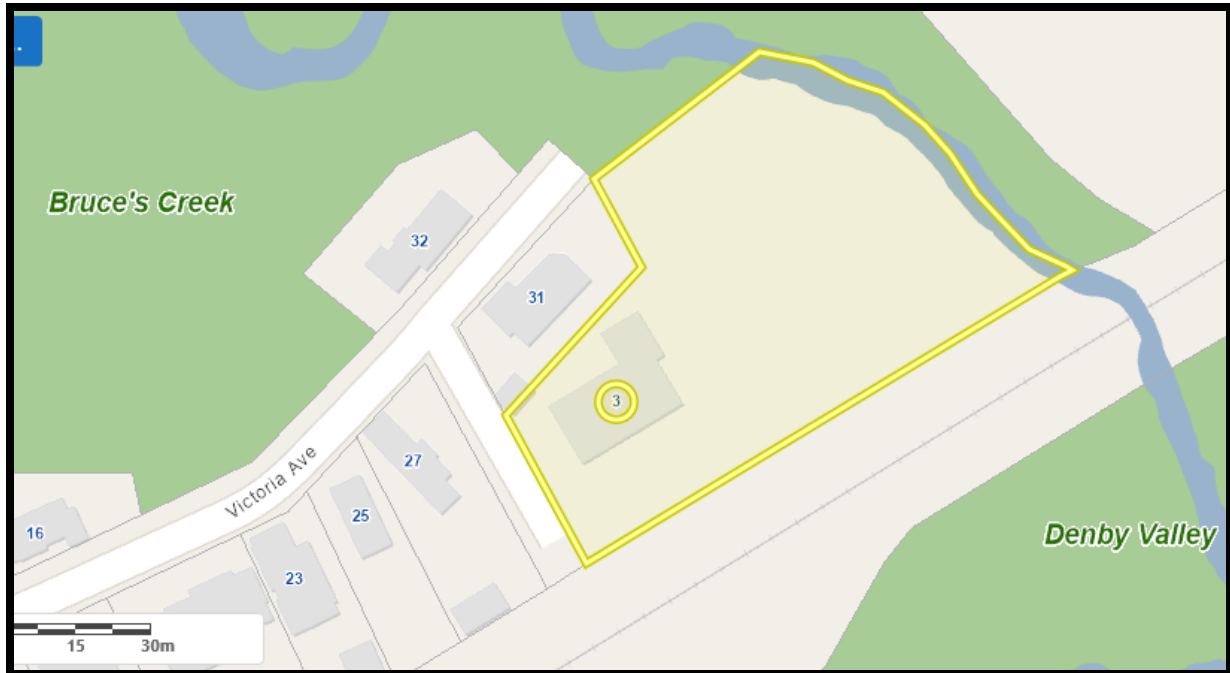
Attachment 2 – Photograph

Attachment 3 – Proposed Drawings

Attachment 4 – District Plan Design Review Checklist

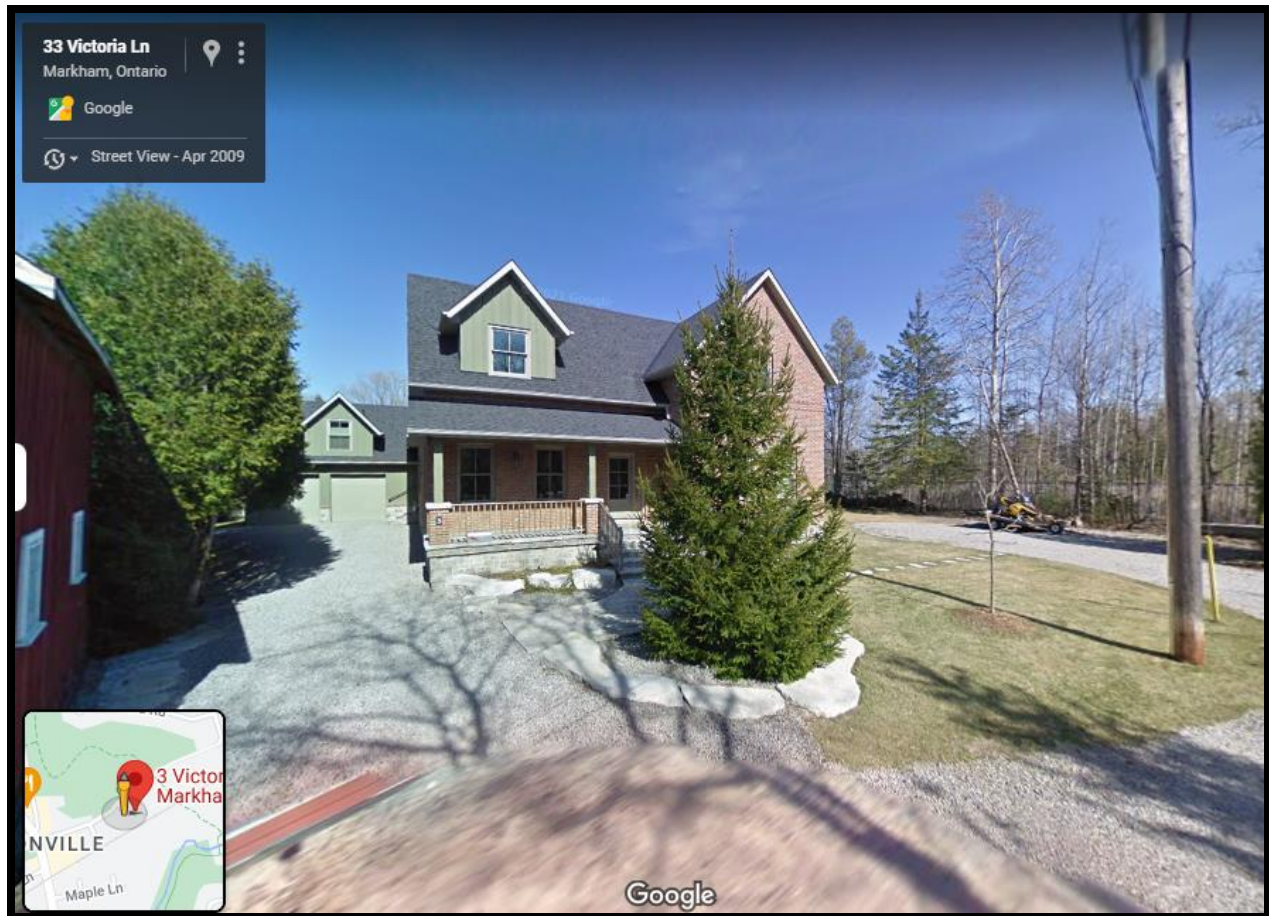
Attachment 1 - Property Location

3 Victoria Lane, Unionville Heritage Conservation District



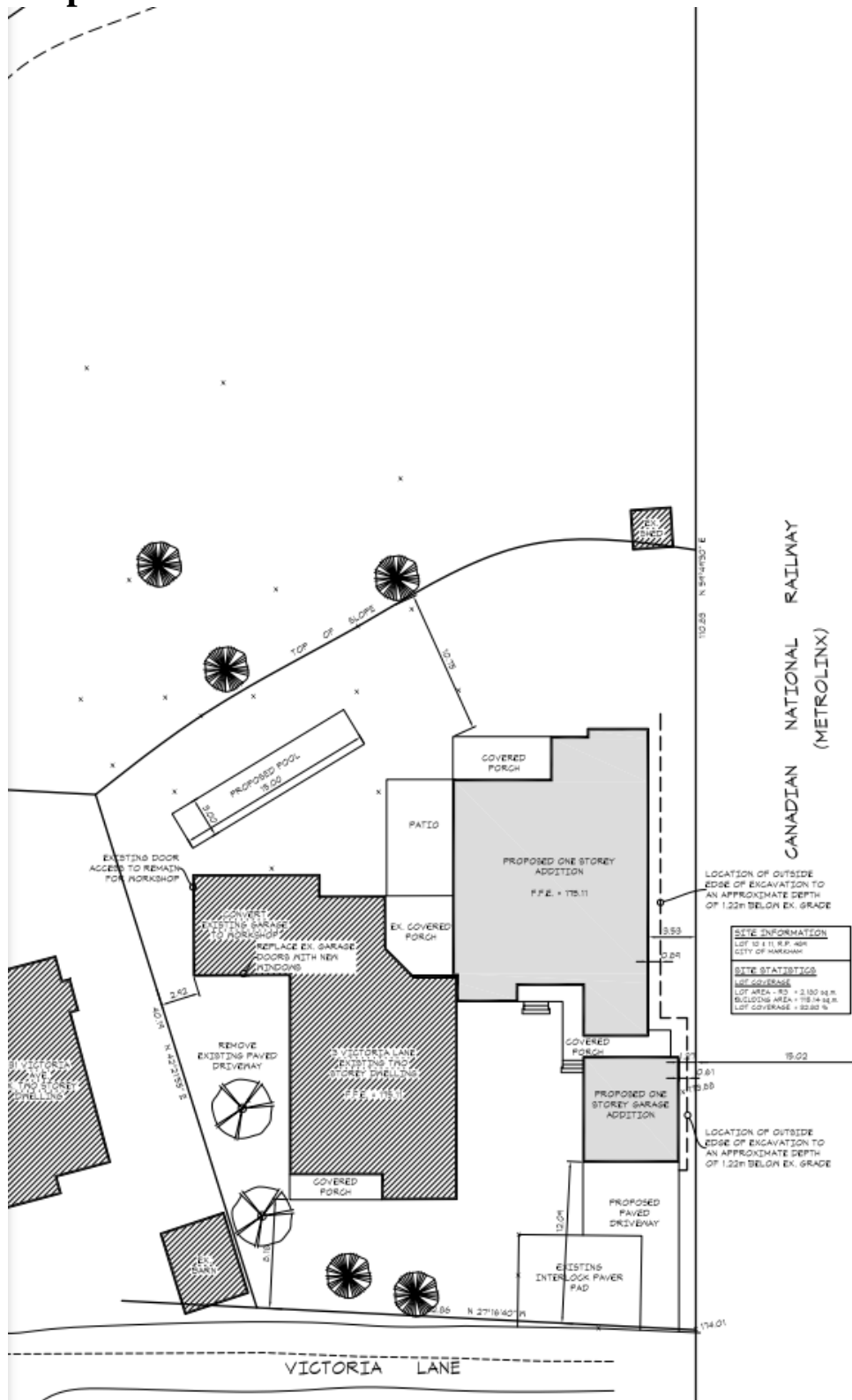
Attachment 2 - Photograph

3 Victoria Lane, Unionville Heritage Conservation District



Attachment 3 -Proposed Drawings

Proposed Site Plan



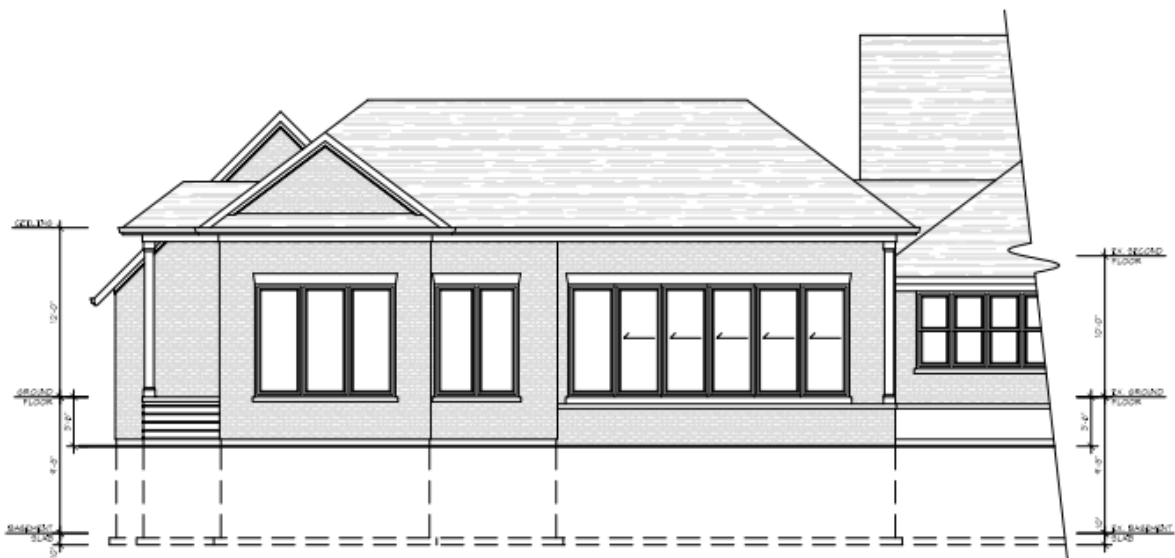
Proposed Elevations



Front/West (street facing elevation)



South Elevation



East Elevation

Attachment 4 - District Plan Design Review Checklist

Unionville Heritage Conservation District Additions and Alterations to Non-Heritage Buildings

* Unionville Heritage Conservation District Plan should be consulted for specific wording, if necessary.

Address: ____3 Victoria Lane – Addition + Separate Garage_____

Plan Policy or Guideline	Specific Application Comment
4.4 Alterations/Additions- Non Heritage - few buildings between 1925-1950- but usually complementary in scale and massing to heritage buildings - buildings 1950 -1980 often were larger and reflect the contemporary architecture of the period often with little attention to integration with heritage or village architecture -1980 onwards – many buildings made a conscious effort to complement the traditional architectural character of the area.	<ul style="list-style-type: none"> The original dwelling was built in the 2006 period and reflects the guidance of new construction as per the Unionville Heritage Conservation District Plan
4.4.1 Design Approach - Alterations and additions should be consistent with one of 2 design approaches- historical complementary or modern complementary as described in Sec 9.5	<ul style="list-style-type: none"> The proposed addition and garage reflect a historical complementary approach
9.5.1 Approach A – Historical Complementary - reflect the spirit and language of historical structures ie. more traditional window style, traditional cladding, porch feature, etc. - don't duplicate an existing heritage building - emulate the heritage character of existing buildings or the recently vanished.	<ul style="list-style-type: none"> The new work reflects the design spirit of the original dwelling (a complementary vernacular style) The addition is set back from the original dwelling The new garage is stand alone in the front yard but is still setback from the original dwelling. Old garage – driveway is removed and replaced with grass and garage doors are replaced with appropriate window 2/2 windows Windows in new addition are slightly different from 2006 dwelling with a transom over 2/2 windows + a traditional entrance feature (sidelights and transom)
9.5.2 Approach B – Modern Complementary - alterations consistent with the style of the existing building	<ul style="list-style-type: none"> Not applicable

<ul style="list-style-type: none"> - blend in with the modern building/ no significant increase of it presence in the streetscape - work should not detract from the District character - a style compatible with the existing building - basic design principles should still apply: location, scale and built form of additions that apply for heritage building - alterations should reflect the building's existing architectural treatment or use the guidelines for new construction in the District - materials complementary to the heritage character of the District are encouraged. 	