



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: August 10, 2022

SUBJECT: Committee of Adjustment Variance Application
257 Main Street North, Markham Village
A/049/22

Property/Building Description: One-storey detached dwelling constructed in 1942 as per MPAC records.

Use: Residential.

Heritage Status: 257 Main Street North is designated under Part V of the *Ontario Heritage Act* as constituent property of the Markham Village Heritage Conservation District.

Application/Proposal

- The City has received a Committee of Adjustment application seeking variances to facilitate the partial removal of the existing dwelling at 257 Main Street North (the “subject property” or the “property”), and the construction of a vertical and rear addition [181.57m² (1954.40 ft²)]. The existing detached garage is proposed to be retained and modified;

Proposed Addition

- The applicant is proposing to retain and modify the entirety of the west (primary) and north elevations along with a 3.56m segment of the south elevation. The remainder of the dwelling is proposed to be removed. Retained building fabric will be partially subsumed by a two- storey vertical addition (three storeys in total) with a rear extension.

Proposed Garage

- The existing garage is proposed to be retained and enlarged. A second garage door will be added, and a dormer constructed along the north elevation to provide daylighting to the interior. A secondary suite is not currently proposed.

Requested Variances to the Zoning By-laws

Proposed Addition to the Dwelling

d) By-law 1229, Table 11.1:

- a minimum setback of 4.04 feet to the interior side lot line, whereas the By-law requires a minimum of 6 feet for a two-storey dwelling;

e) Amending By-law 99-90, Section 1.2 (vi):

- a maximum floor area ratio of 59.83 percent, whereas the By-law permits a maximum of 45 percent;

f) Amending By-law 99-90, Section 1.2 (i):

- a height of 10.89 metres, whereas the By-law permits a maximum of 9.80 metres; and

g) Amending By-law 99-90, Section 1.2 (ii):

- a detached dwelling to be three storeys, whereas the By-law permits no more than two storeys within a single vertical plane.

Proposed Garage Addition

a) By-law 1229, Section 11.3 (a)(i):

- an accessory building with a height of 13.81 feet, whereas the By-law permits a maximum of 12 feet;

b) By-law 1229, Section 11.3 (vi):

- an accessory building with a side yard setback of 2 feet 2 inches, whereas the By-law requires a minimum of 4 feet;

c) Parking By-law 28-97, Section 6.2.4.4 (a)(i):

- a driveway to have a setback of 0 metres, whereas the By-law requires a minimum setback from the driveway to the side lot line of 4 feet;

Background

On-site Context

- As per MPAC records, the existing detached dwelling and garage were constructed in 1942;
- Along the primary (west) elevation, the porch (still legible) has been infilled to increase the interior GFA of the dwelling. The remainder of the building footprint appears to be intact, reflecting the configuration of the dwelling at the time of construction.

Area Context

- The subject property is located on the east side of Main Street North between Metrolinx's railway corridor to the south, and Gleason Avenue to the north. Adjacent built form and land use consists of a mixture of low-rise residential and commercial uses along Main Street North, and low-rise residential uses on the neighbouring side streets (e.g. Wales and Gleason Avenue);
- The two properties abutting the subject property along Main Street North (253 and 261 Main Street North) are larger in scale at a height of two and two-and-half storeys, respectively;
- Ancillary structures are present on adjacent properties and are larger in scale than the existing garage on the subject property.

Land Use and Heritage Policy

Markham Village Heritage Conservation District Plan

Property Classification

- The subject property is contained within the Markham Village Heritage Conservation District (MVHCD), and is identified as a Type ‘B’ property within the MVHCD Plan, as amended. As per Section 3.2 (“Building Classification”) of the MVHCD Plan, Type ‘B’ properties possess the following characteristics:
 - *[They are] 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 abutting properties at 253 and 261 Main Street North are identified as Type ‘A’ properties within the MVHCD Plan, and possess the following characteristics:
 - *Of major importance to the Heritage District.*
 - *They have historical and architectural value.*
 - *They are the buildings that give the main heritage character to the district.*

Building Policy

- Section 3.4 (“Policies: Type B Buildings”) of the MVHCD Plan provides the following direction relevant to the proposal:
 - *These buildings help contribute to the ambience of the heritage district and are therefore considered as an integral and valuable part of the area. The historical and/or architectural value may not be outstanding, however, the conservation of these buildings should be encouraged, with renovation as necessary. The intent is therefore to either conserve Type B buildings or encourage renovations in a manner complementary to adjacent properties. This will ensure maintenance of the visual attractiveness and ambience of the streetscape.*
- Section 3.4 provides further direction relevant to the proposal:

Proportion

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

Demolition

Generally there will be an opposition to the demolition of B-Type buildings, particularly if the building is deemed to be relatively significant in terms of adding to the overall heritage character of the district. Any proposed new building should be designed such that it adds to the overall heritage character of

the district. This means that the form, height, shape and details such as windows, doors, colour etc. should complement the surrounding "A" class buildings as much as possible.

Official Plan Policies

Land Use –Residential Low Rise

- “to respect the physical character of established neighbourhoods including heritage conservation districts (8.2.3.1)
- “to provide for a building height of up to a maximum of 3 storeys...or as otherwise specified in a secondary plan or heritage conservation district plan” The Area and Site Specific policies of the Official Plan **indicate a maximum building height of 2 ½ storeys for this specific area of Markham Village** (9.13.4.4)
- Infill Development Criteria – respect and reflect the existing pattern of development and character of adjacent development including “**new buildings shall have heights, massing and scale appropriate for the site and generally consistent with that permitted by the zoning for adjacent properties...**” (8.2.3.5)
- Markham Village Heritage Centre –
 - Land use objectives – “recognize the distinct character of heritage buildings, historic sites and landscapes of the Markham Village Heritage Conservation District and ensure **compatible infill development and redevelopment** shall have regard for the **protection and preservation of heritage buildings**, building design, building materials and treatments, signage and lighting, landscaping and tree preservation to enhance the District’s heritage character and complement the area’s village-like, human scale of development” (9.13.4.1.b)
 - Land use objectives – “preserving and enhancing the predominantly **residential area north of the Mixed Use Heritage Main Street**” lands by:....**providing for infill development and redevelopment only in a converted heritage building or a new house form building** which is compatible with the historic features and character of the surrounding heritage area” (9.13.4.1.c.iii)

Heritage Conservation

- “the review of heritage permit applications, **or other development applications** will be guided by the **applicable heritage conservation district plan** and the following criteria:
 - i. properties of cultural heritage value...should be **protected from any adverse effects of the proposed alterations, works or development**;
 - ii. The original or **significant building fabric and architectural features on buildings of cultural heritage value should be retained and repaired**;
 - iii. **New additions** and features should generally **be no higher than the existing building** of cultural heritage value and wherever possible, **be placed to rear of the building** or set back substantially from the principle façade;
 - new construction and/or infill development shall be generally consistent with the area’s heritage architecture to reflect complementary
 - heights, widths, massing and orientation
 - Setbacks
 - Materials and colours

- Proportioned windows, doors and roof lines;
Of adjacent heritage buildings (4.5.3.7)

Staff Comment

Cultural Heritage Value of the Existing Dwelling

- As noted above, the existing dwelling is classified as Type ‘B’ – possessing contextual value. These buildings are good neighbours to Type ‘A’ properties usually due to their scale, massing and use of traditional materials;
- Before considering the proposed alterations, the Committee should first consider the following:
 - Does the existing dwelling possess cultural heritage value worth protecting in its current form?; and
 - If so, are the proposed alterations to the existing dwelling complementary or compatible given that properties of cultural heritage value...should be **protected from any adverse effects of the proposed alterations, works or development and original or significant building fabric and architectural features on buildings of cultural heritage value should be retained and repaired with additions to the rear.**

Markham’s Heritage Resources Evaluation System

- The subject property was evaluated using Markham’s Heritage Resources Evaluation System. This evaluation system, created by Heritage Section staff in 1991 to offer more context-specific criteria for the assessment of potential significant cultural heritage resources, has a point-based property classification system consisting of three tiers (Group 1, 2 and 3).
- The City’s Group 1, 2 and 3 classifications are defined as follows:
 - **GROUP 1**
Those buildings of major significance and importance to the Town and worthy of designation under the Ontario Heritage Act
 - **GROUP 2**
Those buildings of significance and worthy of preservation
 - **GROUP 3**
Those buildings considered noteworthy
- The City’s Evaluation System guidelines also indicate the following:
 - It should also be noted that the designation or demolition of a building should not be based solely on the results of this rating and classification exercise. There may be exceptions, for example where a building may possess one specific historical attribute of great significance, but otherwise receives a low rating. While the evaluation criteria and classification system will provide a valid guideline for both staff and Council, the Town (now City) should retain the option to make exceptions when necessary.
- The findings of this evaluation indicate that the subject property falls into Group 3. For a description of the typical guidance associated with each Group, please see Appendix D.

Proposed Addition to the Dwelling

- If the Committee believes the existing dwelling does not possess significant cultural heritage value and can be modified (or basically replaced), the following design comments should be considered:
- Heritage Section staff ('Staff') have requested that the applicant provide a dimensioned streetscape elevation illustrating the relationship in height between the proposal and the abutting Type 'A' heritage properties. As per direction in the MVHCD Plan, building proportion should complement surrounding heritage buildings. Staff have identified the proposed three storey height of the building as a potential concern relative to the scale of the existing dwellings at 253 and 261 Main Street North;
- Staff have also identified the proposed scope of building retention as an area of concern. While described as an addition, it is tantamount to demolition as legibility of the heritage building will be nearly lost following construction of the addition. What legibility remains will be isolated to the mismatched brick colour between retained and new brick masonry, leading to a visually awkward condition. To address this concern, Staff will require the applicant to provide evidence that they can source new brick masonry to match existing, or will require that the retained portions of the existing dwelling be stripped back to the wood framing and a new brick veneer applied;
- Staff have no objection to the requested variance for lot line setback as the property has an irregular configuration with a variable setback along its length. The setback as described above is the minimum achieved and only occurs at the southeast corner of the proposed addition;
- While relief from the zoning by-law is also being sought for floor area ratio, no relief is being sought for lot coverage which is a more useful indicators on small lots for visual impact on adjacent properties;
- The conceptual design approach as shown in the appended drawings can be described as 'Complementary by Approximation' as described in Section 3.1 of the MVHCD Plan;
- The proposed addition will be subject to Site Plan Control (SPC). At this time, a SPC application has not been submitted for the subject property as it is assumed that the applicant wishes to secure approval from the Committee of Adjustment prior to proceeding. A future SPC application will be subject to Staff review to ensure conformance with the policies and guidelines of the MVHCD Plan. In advance of Staff review of a future SPC application, the Committee may wish to offer design suggestions based on the conceptual drawings appended to this memo (please see Appendix E).
- Note that no mature trees appear to be impacted by the proposed development.

Proposed Garage Addition

- Staff have no objection to the variances requested for the proposed garage addition given similarly scaled ancillary structures located nearby, and the limited visibility of the proposed structure from the street. Further, the variance for the driveway location reflects an existing rather than proposed condition;
- Staff will work with the applicant to increase the amount of softscaping in the front yard and remove the existing interlock pavers (it appears that this area is used for parking);

- Staff appreciate the need for daylighting of the garage interior, but encourage the applicant to achieve this through a more traditional design approach (i.e. dormer placement and roof profile).

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed variances to permit additions to the existing heritage dwelling and detached garage;

AND THAT 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 to ensure conformance to the MVHCD Plan.

OR

THAT Heritage Markham opposes the proposed variances from a heritage perspective to permit substantial additions to the existing dwelling and detached garage, and requests that City Staff work with the applicant on a revised development concept which better incorporates the existing dwelling with an addition to the rear.

ATTACHMENTS:

Appendix 'A'	Location Map
Appendix 'B'	Image of the Subject Property
Appendix 'C'	Aerial Images of the Subject Property
Appendix 'D'	Markham's Heritage Resources Evaluation System
Appendix 'E'	Drawings

Appendix 'A'

Location Map



Property map showing the location of the subject property [outlined in blue] (Source: City of Markham)

Appendix 'B'

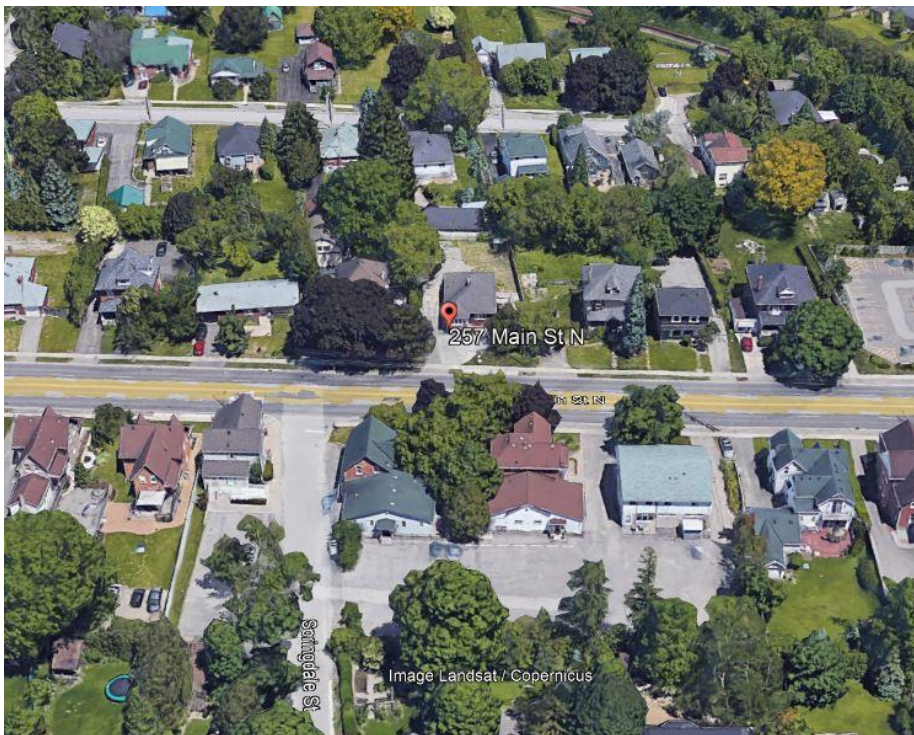
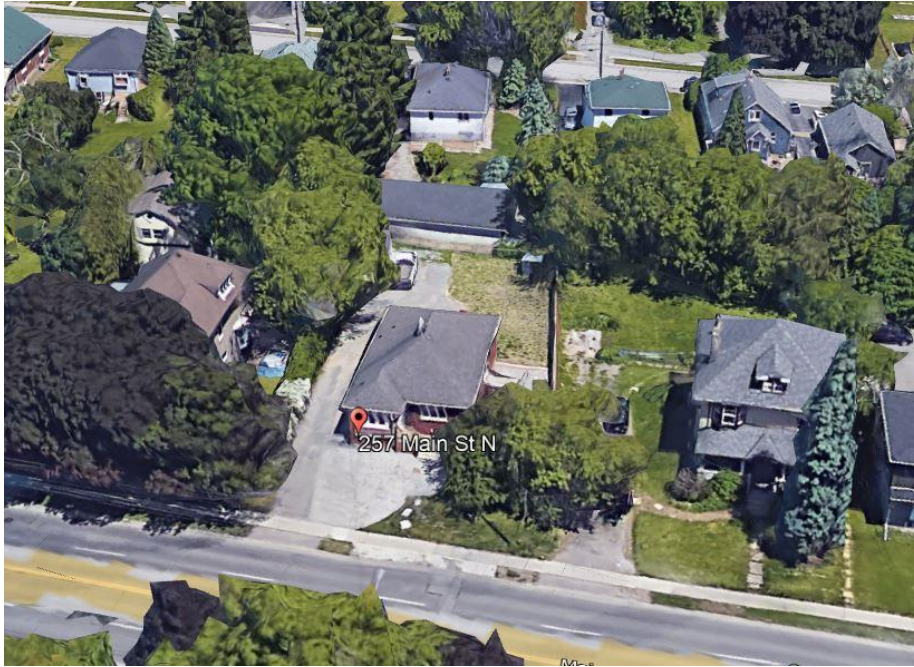
Image of the Subject Property



*The west (primary) elevation of the existing heritage dwelling as seen from Main Street North
(Source: Google)*

Appendix 'C'

Aerial Images of the Subject Property



Appendix ‘D’

Markham’s Heritage Resources Evaluation System

GROUP 1

- *The designation of the building pursuant to the Ontario Heritage Act will be pursued.*
- *Every attempt must be made to preserve the building on its original site.*
- *Any development proposal affecting such a building must incorporate the identified building.*
- *Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.*
- *A Letter of Credit will typically be required to ensure the protection and preservation of the building.*

GROUP 2

- *The designation of the building pursuant to the Ontario Heritage Act will be encouraged.*
- *The retention of the structure in its existing location is encouraged.*
- *Any developed proposal affecting such a structure should incorporate the identified building.*
- *Appropriate alternative uses for the building will be encouraged when necessary to ensure its preservation.*
- *A Letter of Credit may be required to ensure the protection and preservation of the building.*

GROUP 3

- *The designation of the building pursuant to the Ontario Heritage Act may be supported with an approved restoration plan, but would not be initiated by the Town.*
- *Retention of the building on the site is supported.*
- *If the building is to be demolished, a photographic record, measured drawings and/or salvage of significant architectural elements may be required.*

Appendix ‘E’

Drawings



NOTE:
FOR REFERENCE ONLY

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title 3-D VIEW

Project number 21/11/01

Date 12/11/2021

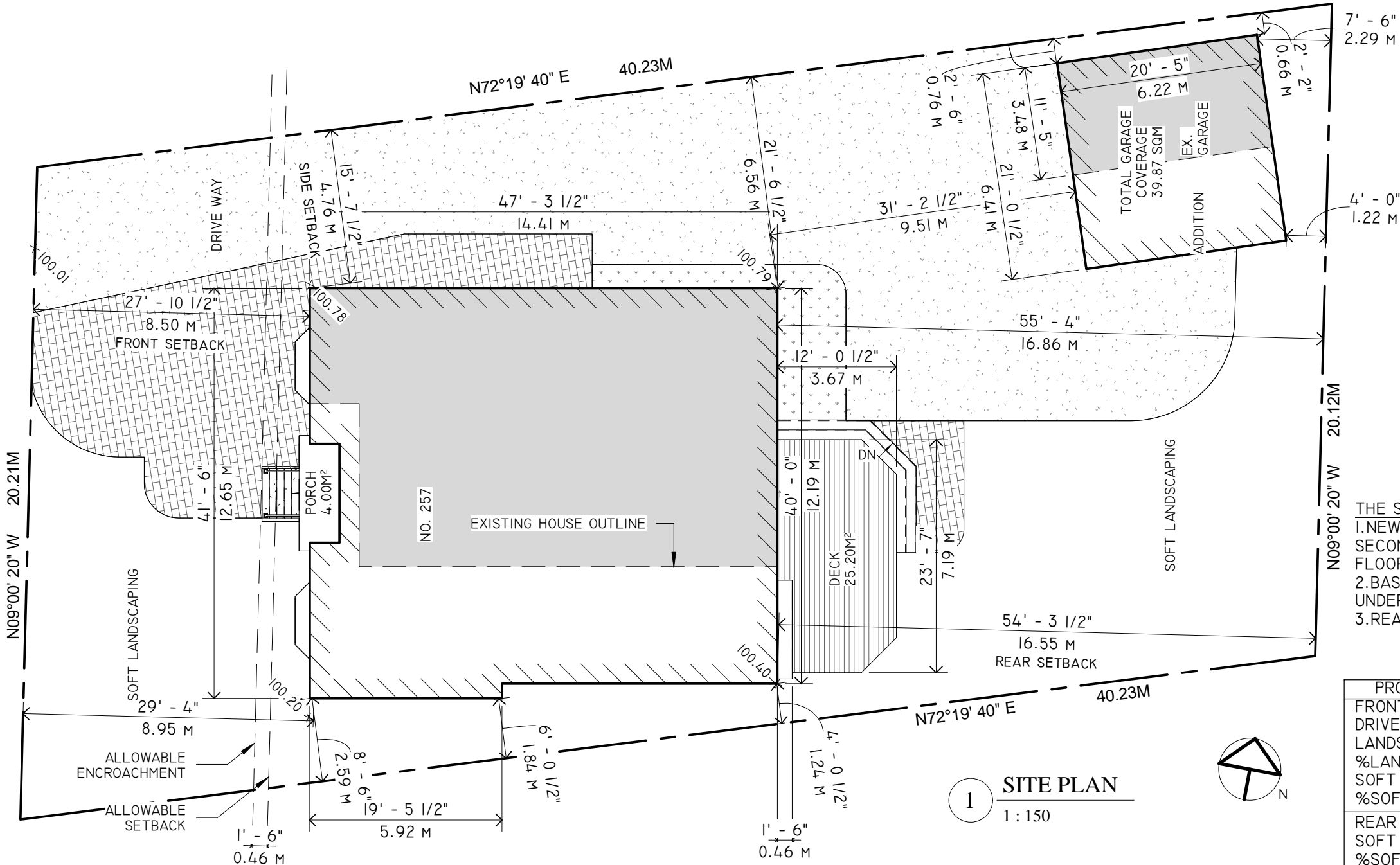
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Scale:

MARKHAM RD



1 SITE PLAN
1 : 150



- THE SCOPE OF WORK
1. NEW FIRST FLOOR, SECOND FLOOR AND ATTIC FLOOR ADDITION
 2. BASEMENT UNDERPINNING
 3. REAR GARAGE ADDTION

PROPOSED LANDSCAPING	
FRONT YARD	173.66SQM
DRIVEWAY	34.72SQM
LANDSCAPED	138.94SQM
%LANDSCAPED	80.1%
SOFT LANDSCAPED	85.11SQM
%SOFT	61.3%
REAR YARD	337.75SQM
SOFT LANDSCAPED	146.48SQM
%SOFT	43.4%

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title SITE PLAN

Project number 21/11/01

Date 12/11/2021

Drawn by

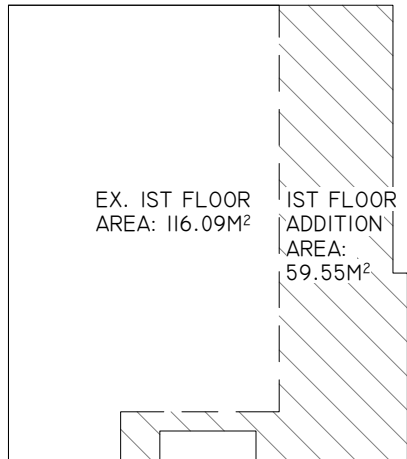
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Scale: As indicated

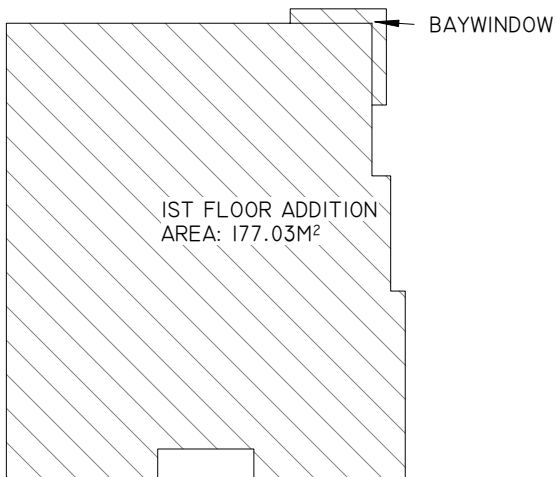
ZONING STATISTICS:
LOT FRONTAGE: 20.21M LOT DEPTH: 39.77M
LOT AREA: 803.75SQM

HOUSE		EXISTING	PROPOSED
	LENGTH	14.41M	14.41M
	WIDTH	8.59M	13.27M
	COVERAGE	116.09SQM	181.57SQM
GARAGE	FSI	116.09SQM(14%)	394.63SQM(49%)
	HEIGHT	6.26M	10.89M
	SETBACKS		
	FRONT	8.50M	NO CHANGE
GARAGE	REAR	16.64M	16.55M
	LEFT	4.76M	NO CHANGE
	RIGHT	4.81M	1.20M
	COVERAGE	21.65SQM	39.87SQM(5%)
GARAGE	HEIGHT	3.50SQM	4.21M
	SETBACKS		
	REAR	1.71M	1.22M
	LEFT	0.66M	NO CHANGE



1ST FLOOR ADDITION AREA: 59.55M²

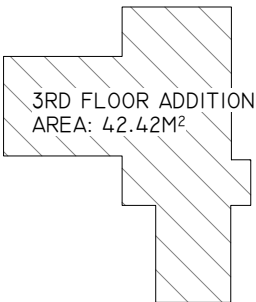
1ST FLOOR



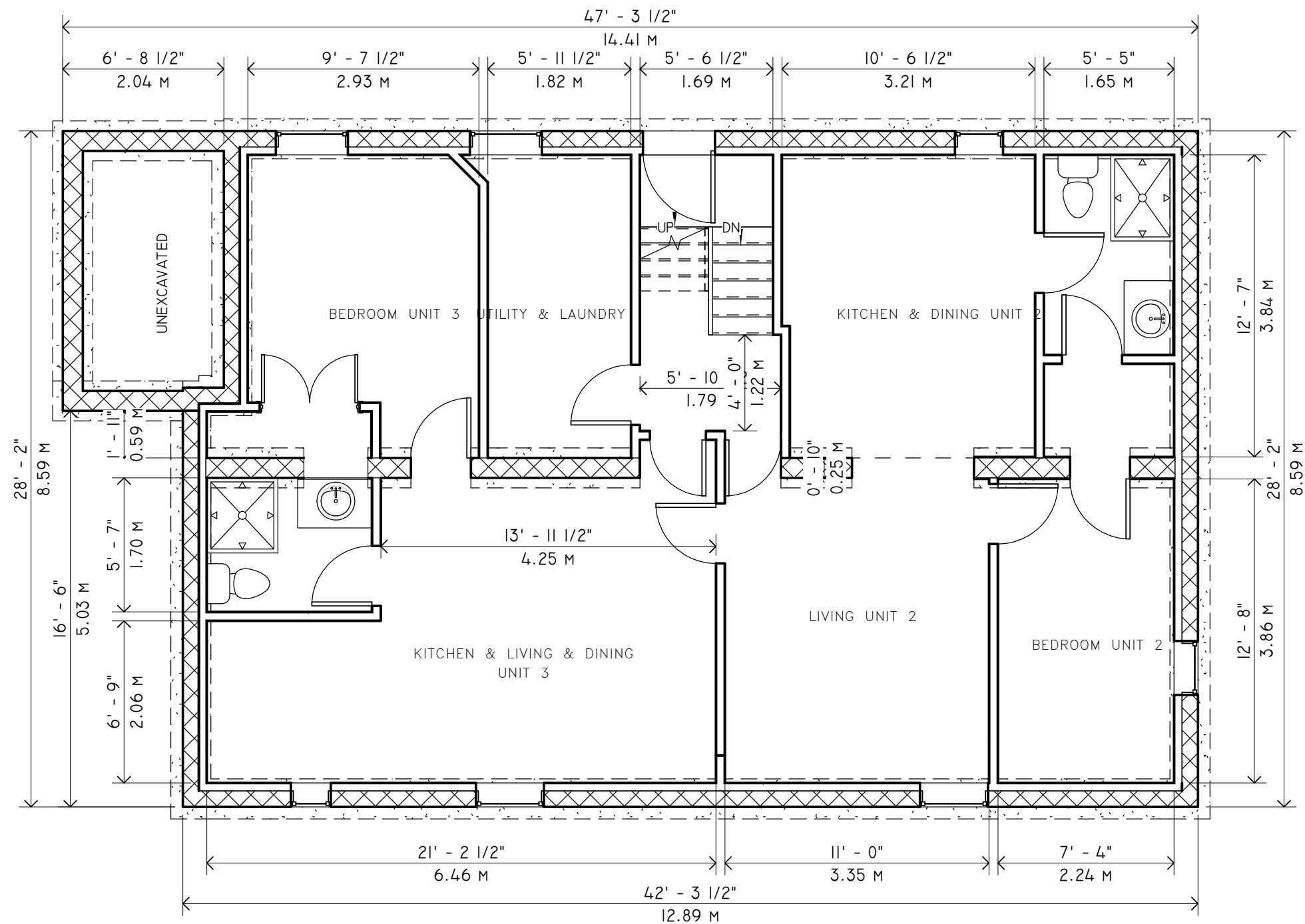
BAYWINDOW

BAYWINDOW

2ND FLOOR



3RD FLOOR



Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title EX. BASEMENT PLAN

Project number 21/11/01

Date 12/11/2021

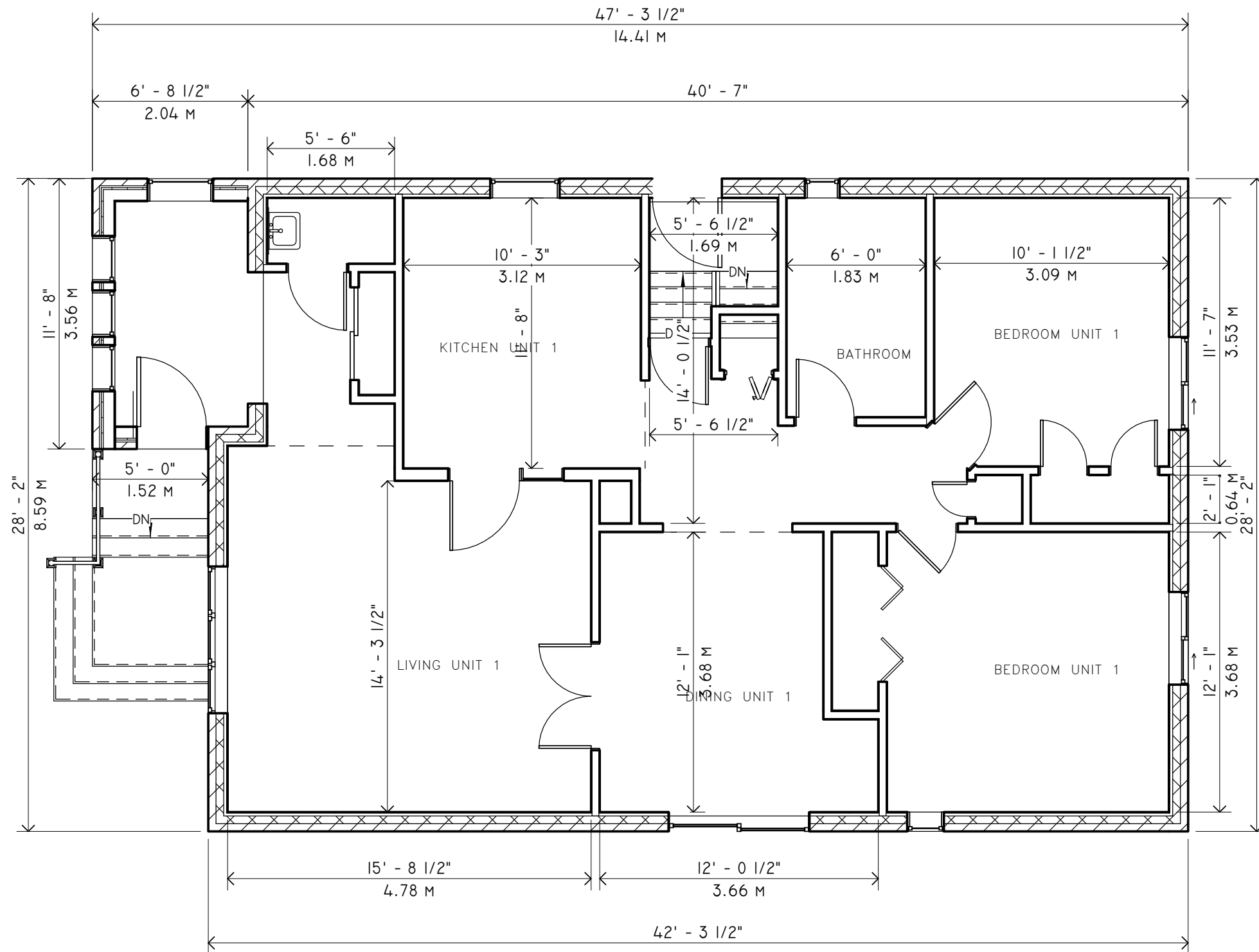
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A1.1

Scale: 3/16" = 1'-0"

1 BASEMENT (EXISTING)
3/16" = 1'-0"



1 1ST FLOOR (EXISTING)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

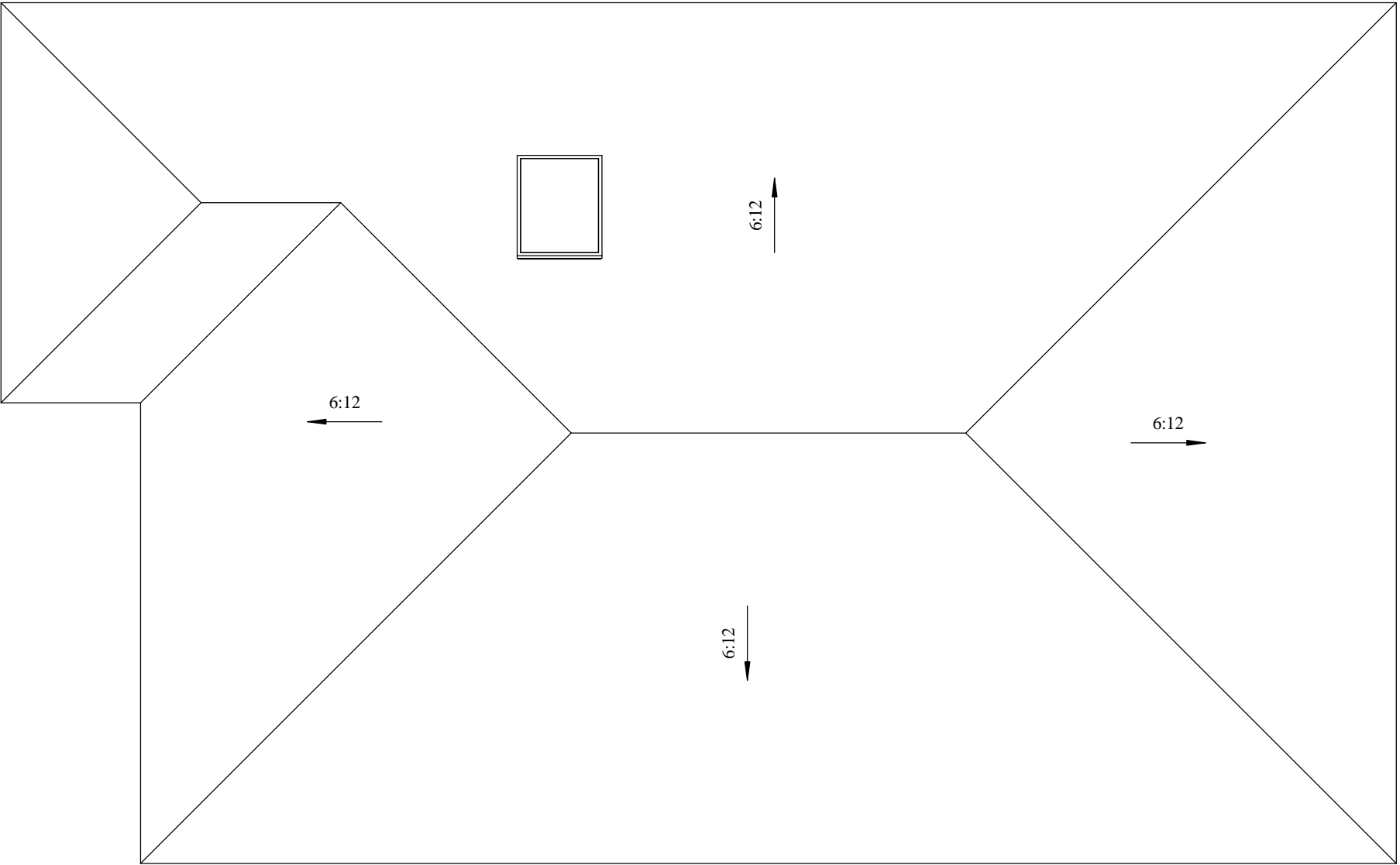
No.	Description	Date

Title EX. MAIN FLOOR PLAN

Project number	21/11/01
Date	12/11/2021
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A1.2

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1 ROOF (EXISTING)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title EX. ROOF PLAN

Project number 21/11/01

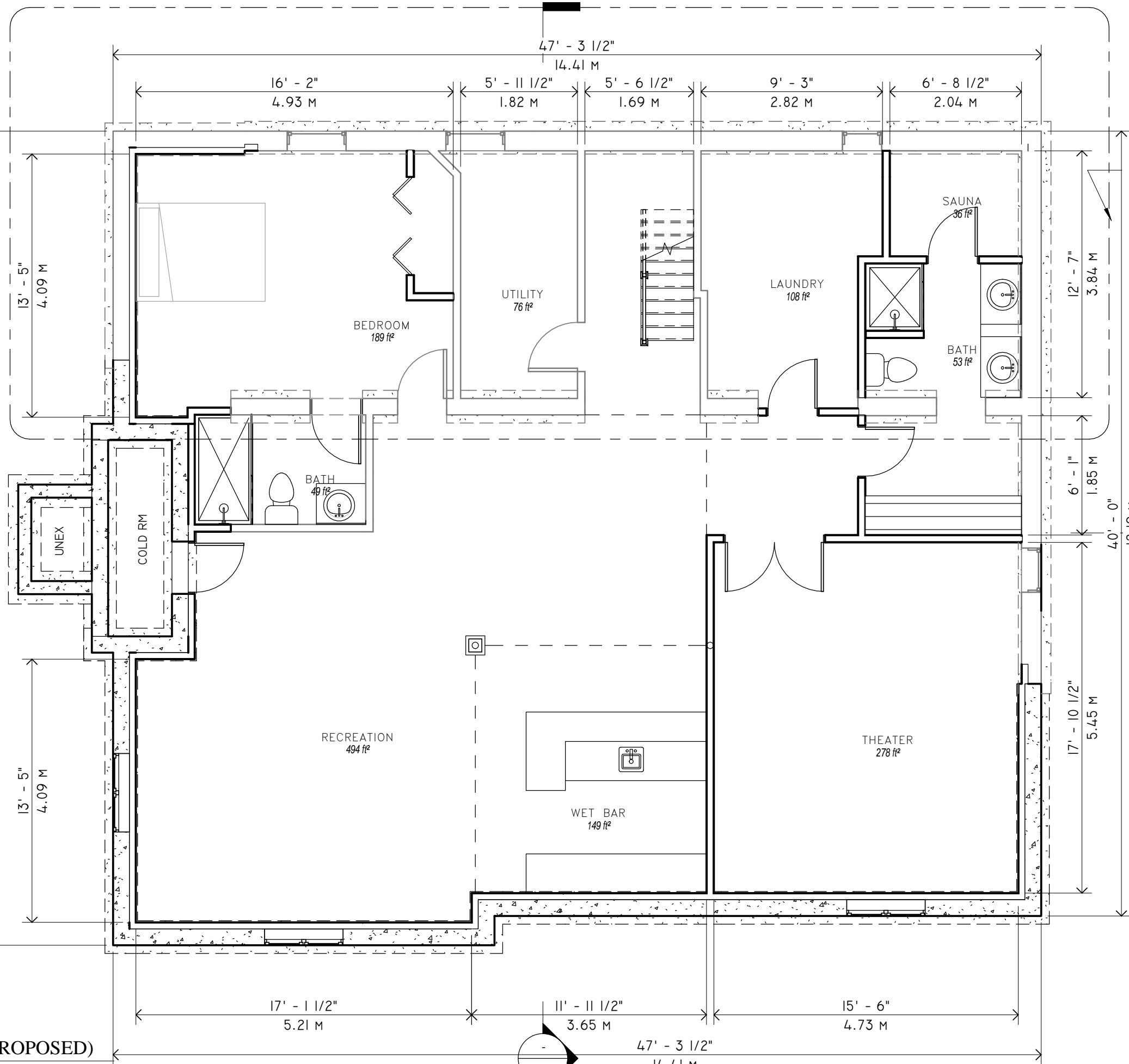
Date 12/11/2021

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A1.3

Scale: 3/16" = 1'-0"



1
A3.1
4' - 6" 12.65 M

FRONT

1
BASEMENT (PROPOSED)
3/16" = 1'-0"

Project Address

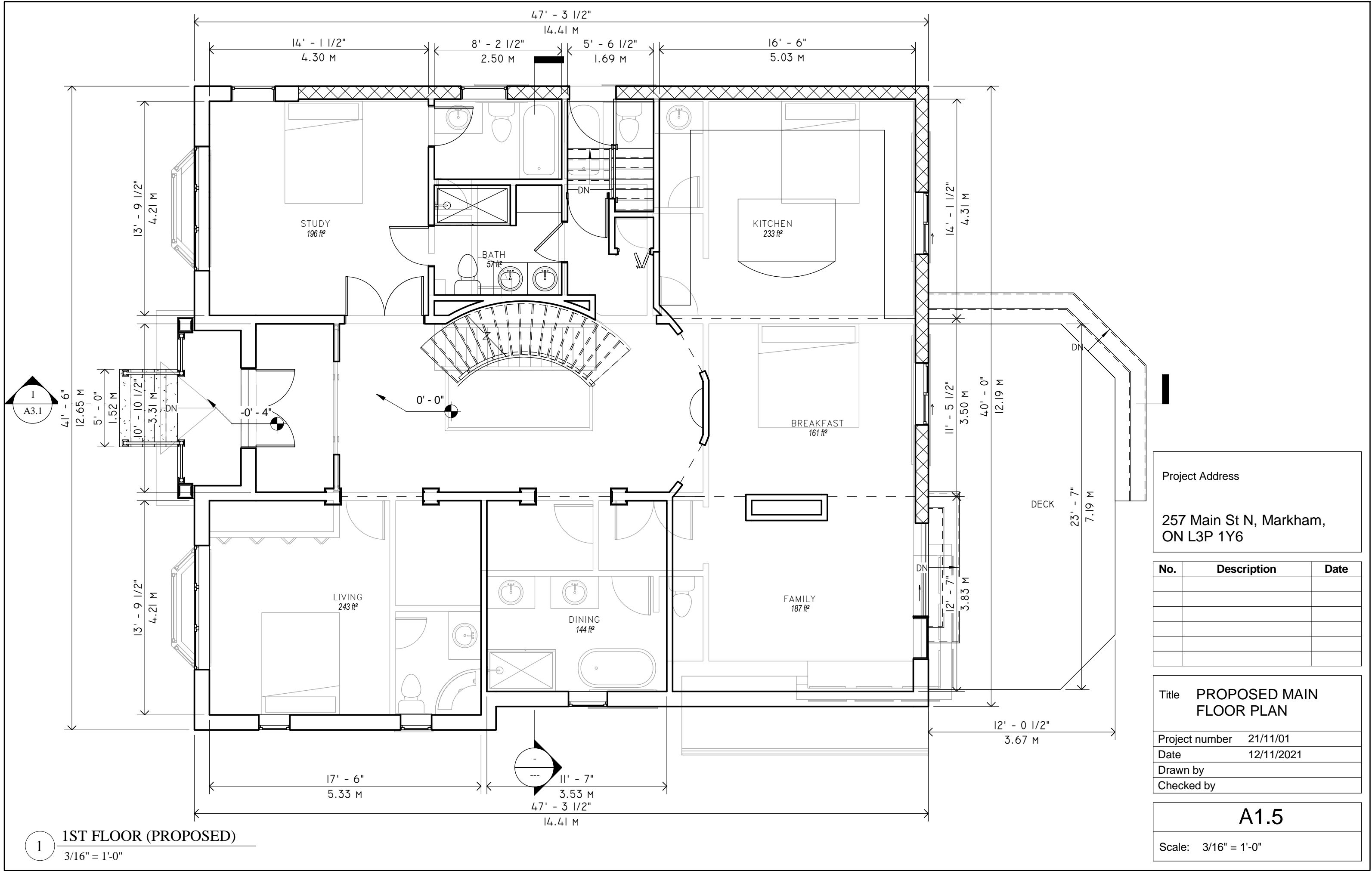
257 Main St N, Markham,
ON L3P 1Y6

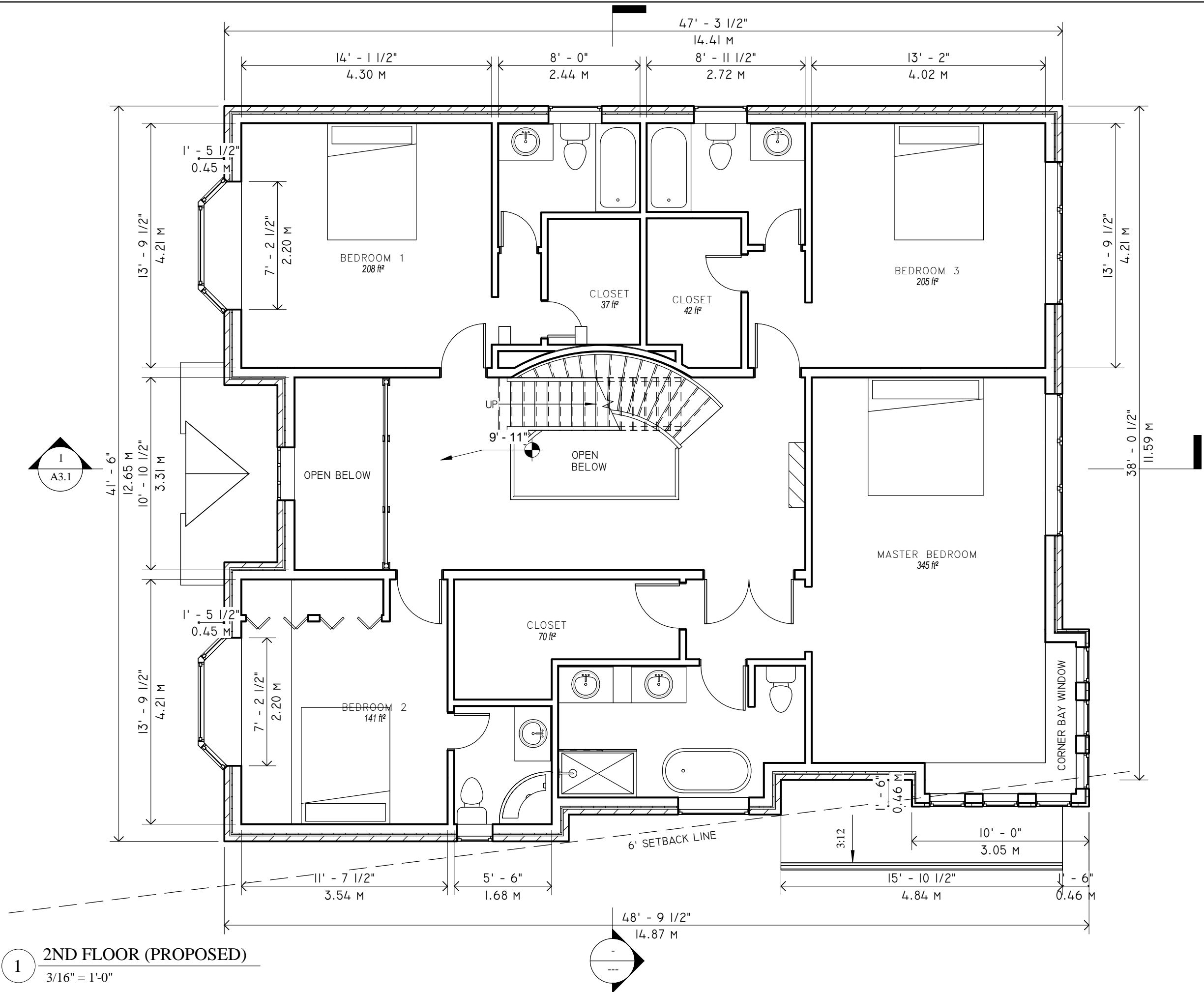
No.	Description	Date

Title	PROPOSED BASEMENT PLAN
Project number	21/11/01
Date	12/11/2021
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A1.4

Scale: 3/16" = 1'-0"





Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title **PROPOSED SECOND
FLOOR PLAN**

Project number 21/11/01

Date 12/11/2021

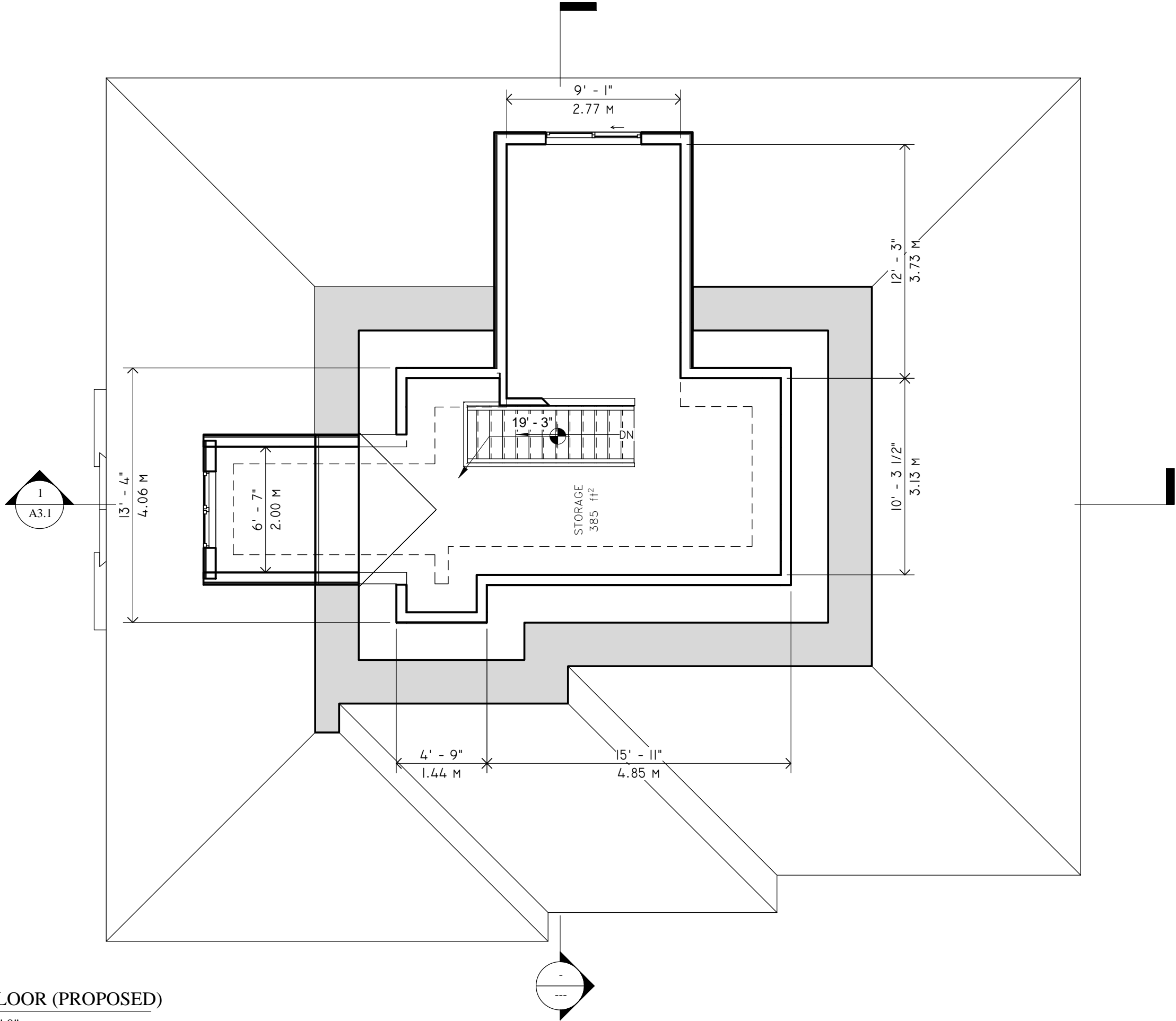
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1 2ND FLOOR (PROPOSED)
3/16" = 1'-0"



1 3RD FLOOR (PROPOSED)
3/16" = 1'-0"

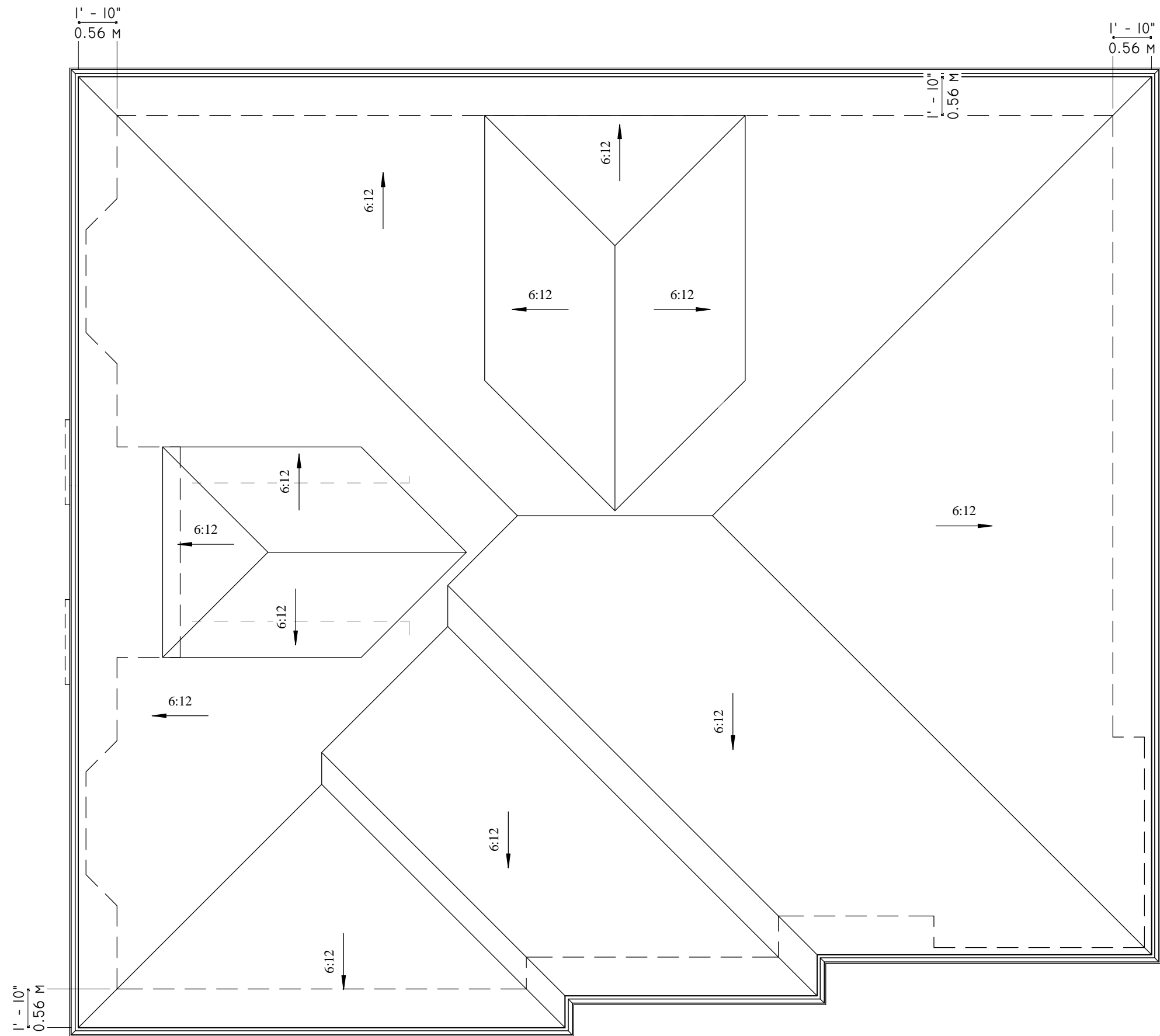
Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title	PROPOSED ATTIC PLAN
Project number	21/11/01
Date	12/11/2021
Drawn by	
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A1.7
Scale: 3/16" = 1'-0"



1 ROOF PLAN (PROPOSED)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title PROPOSED ROOF
PLAN

Project number 21/11/01

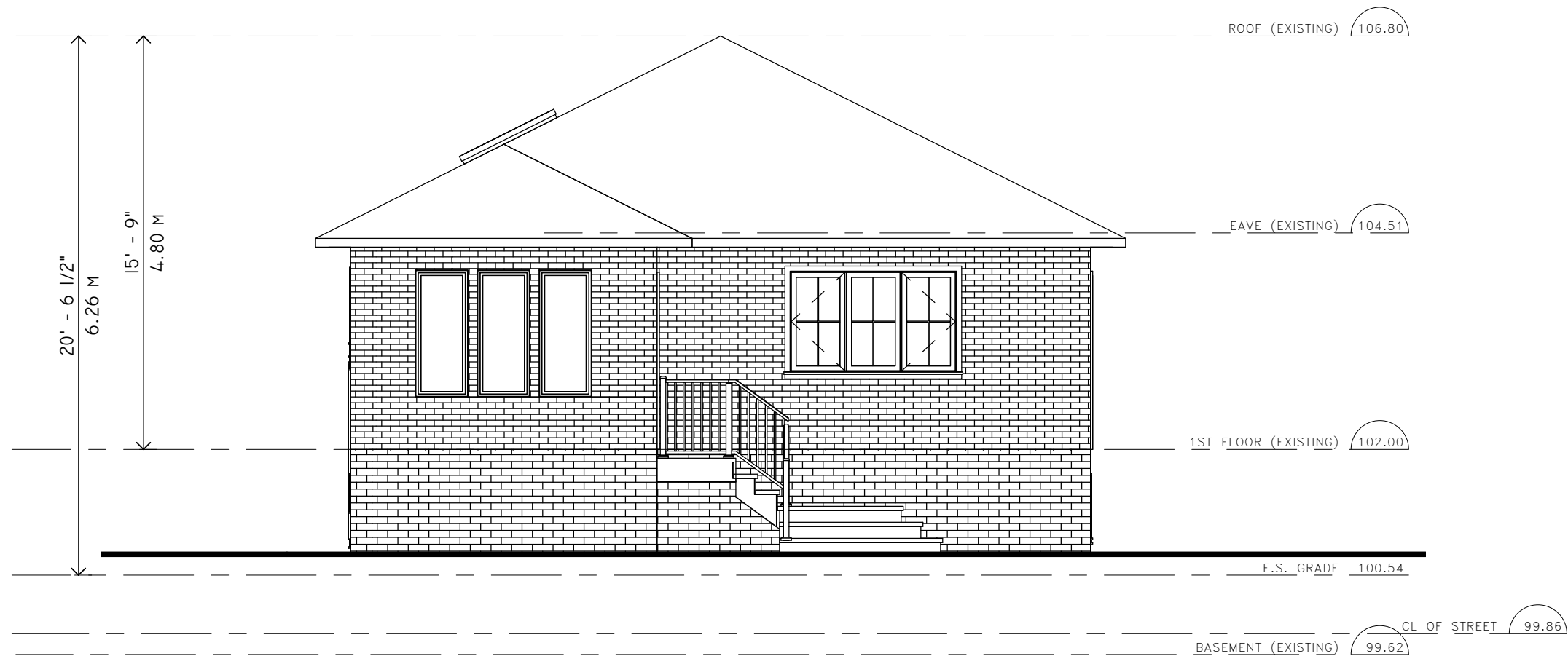
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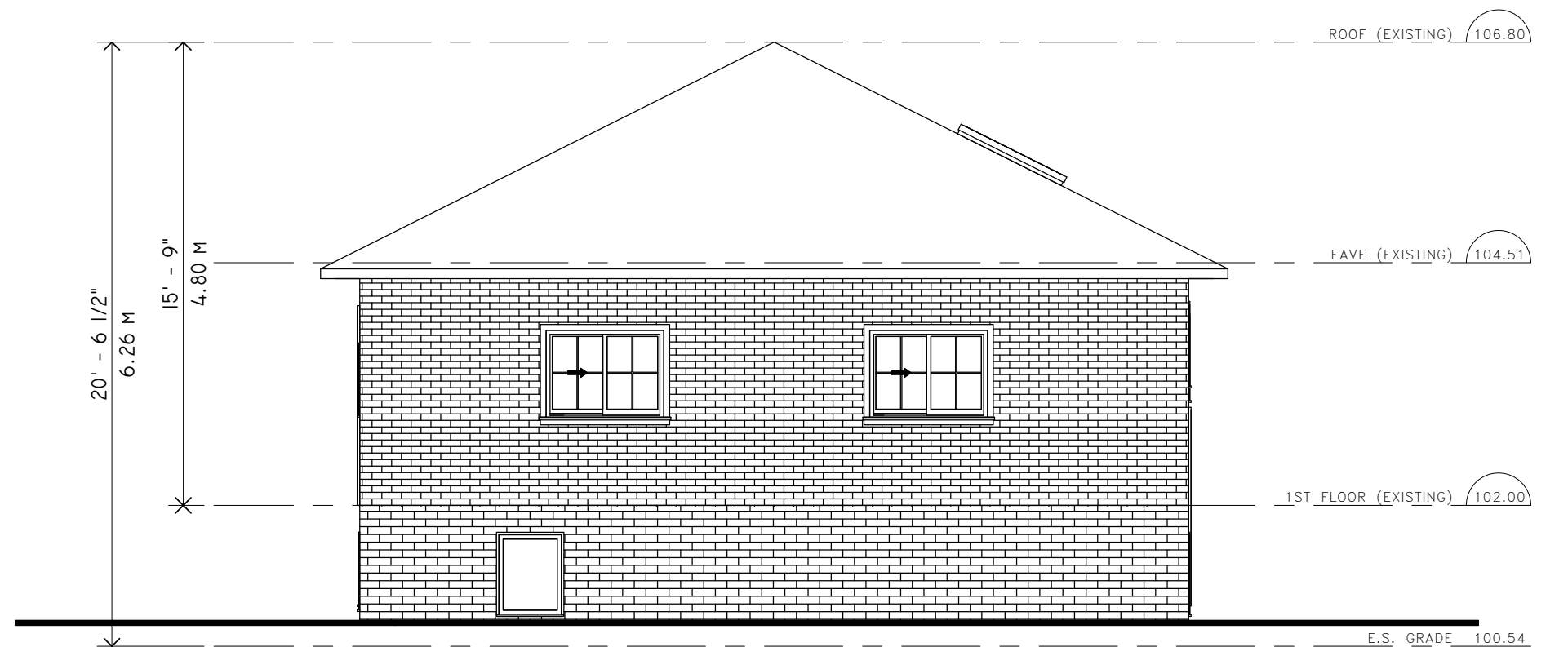
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1 EXISTING FRONT ELEVATION (WEST)
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2 EXISTING REAR ELEVATION (EAST)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title EX. EAST & WEST
ELEVATION

Project number 21/11/01

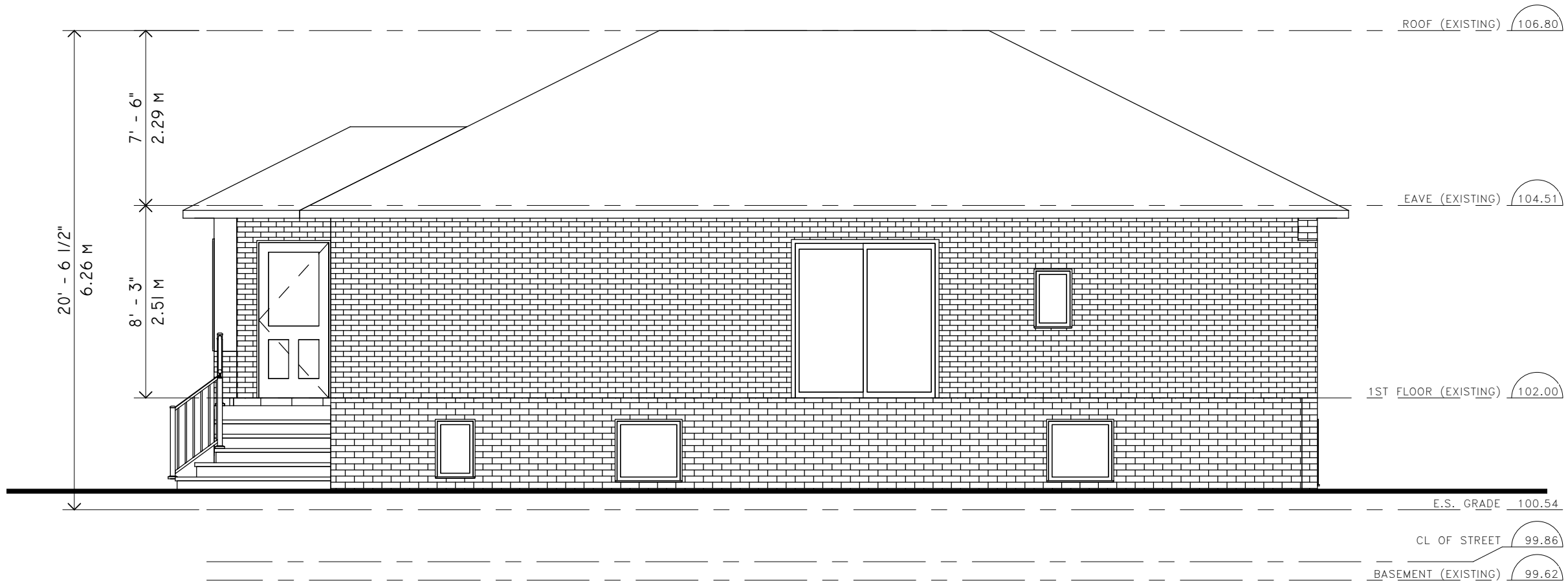
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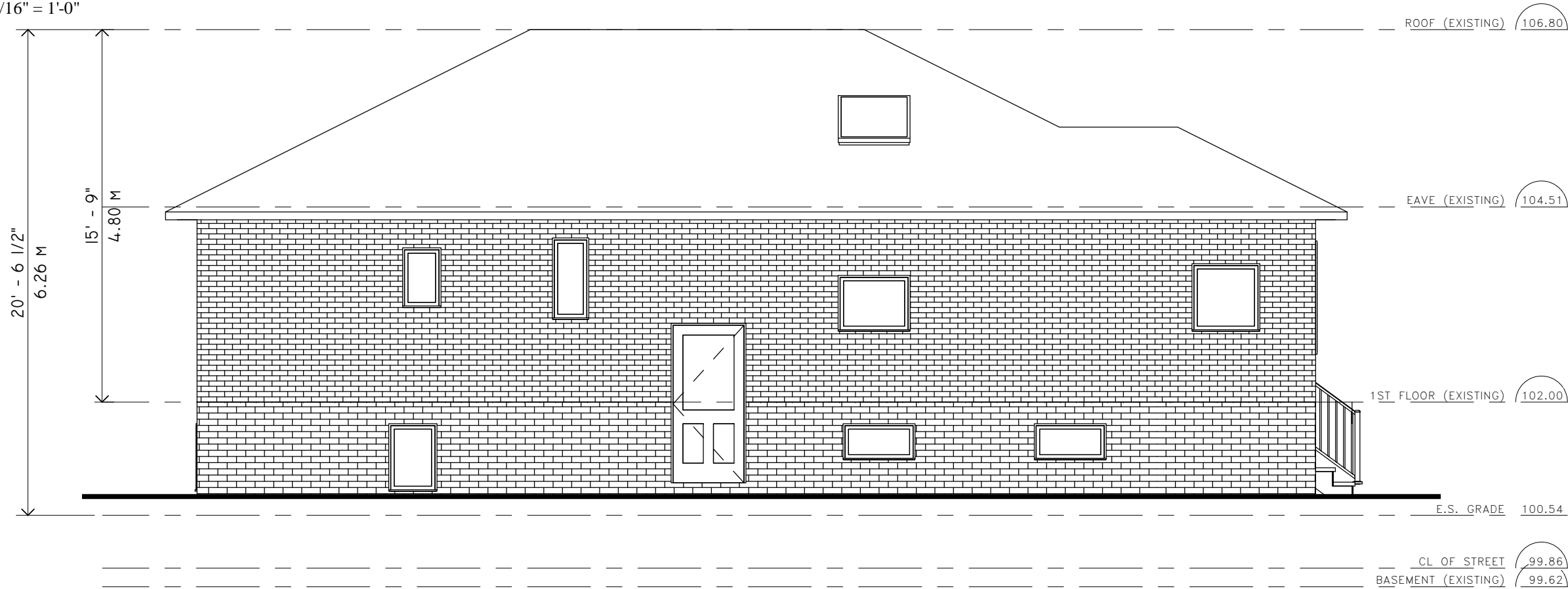
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A2.1

Scale: 3/16" = 1'-0"



2 EXISTING SIDE ELEVATION (SOUTH)
3/16" = 1'-0"



1 EXISTING SIDE ELEVATION (NORTH)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title	EX. NORTH & SOUTH ELEVATION
Project number	21/11/01
Date	12/11/2021
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A2.2
Scale: 3/16" = 1'-0"



Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title **PROPOSED FRONT
ELEVATION**

Project number	21/11/01
Date	12/11/2021
Drawn by	
Checked by	

A2.3

Scale: 3/16" = 1'-0"

1 **PROPOSED FRONT ELEVATION (WEST)**
3/16" = 1'-0"



1 PROPOSED REAR ELEVATION (EAST)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

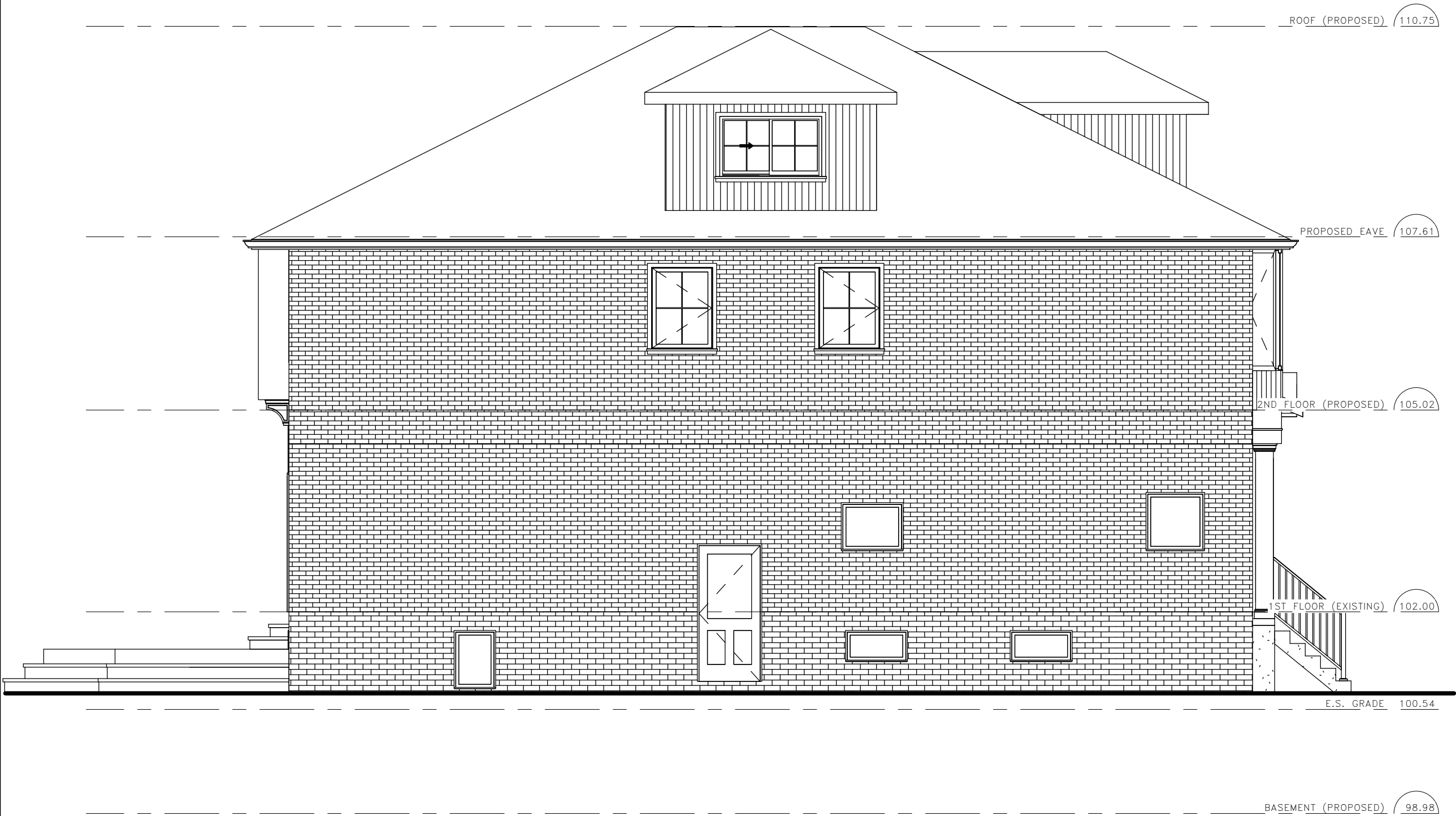
No.	Description	Date

Title PROPOSED REAR
ELEVATION

Project number	21/11/01
Date	12/11/2021
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1

PROPOSED SIDE ELEVATION (NORTH)

3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title PROPOSED NORTH
ELEVATION

Project number 21/11/01

Date 12/11/2021

Drawn by

Checked by

A2.5

Scale: 3/16" = 1'-0"



1 PROPOSED SIDE ELEVATION (SOUTH)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title

PROPOSED SOUTH
ELEVATION

Project number

21/11/01

Date

12/11/2021

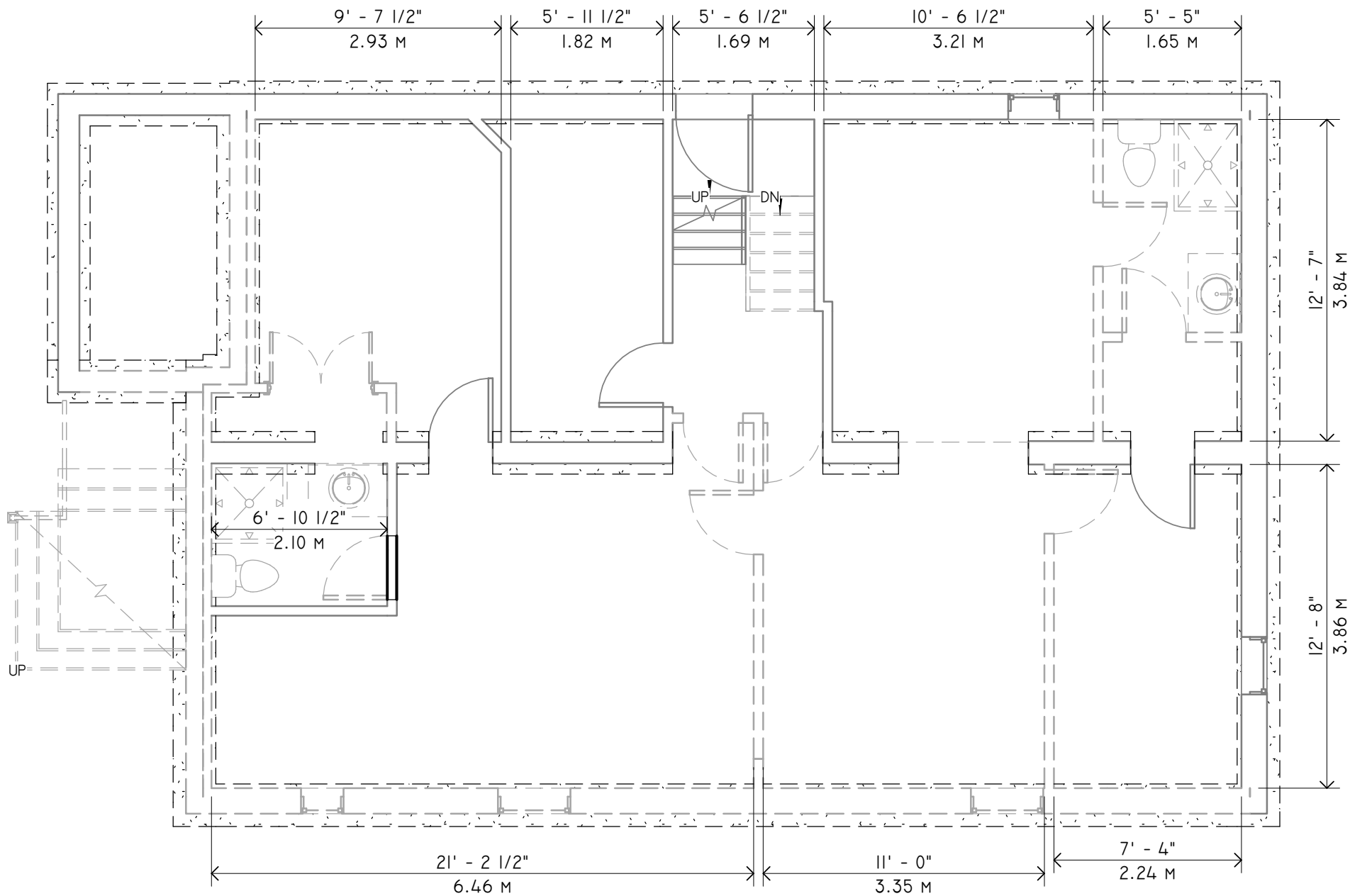
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A2.6

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3/16" = 1'-0"



1 BASEMENT (DEMO)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title BASEMENT DEMO
PLAN

Project number 21/11/01

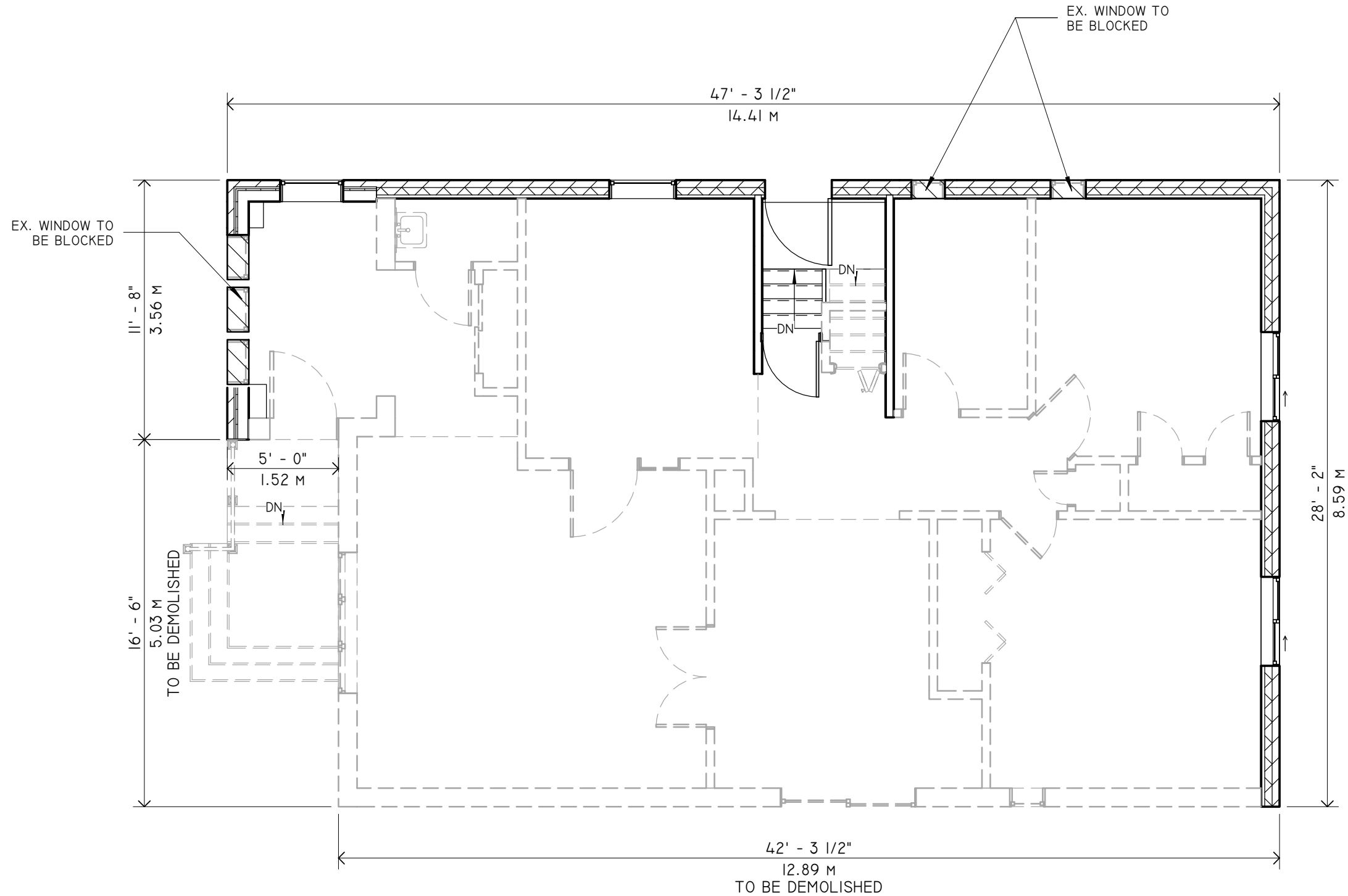
Date 12/11/2021

Drawn by

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D1.1

Scale: 3/16" = 1'-0"



1 1ST FLOOR (DEMO)
3/16" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

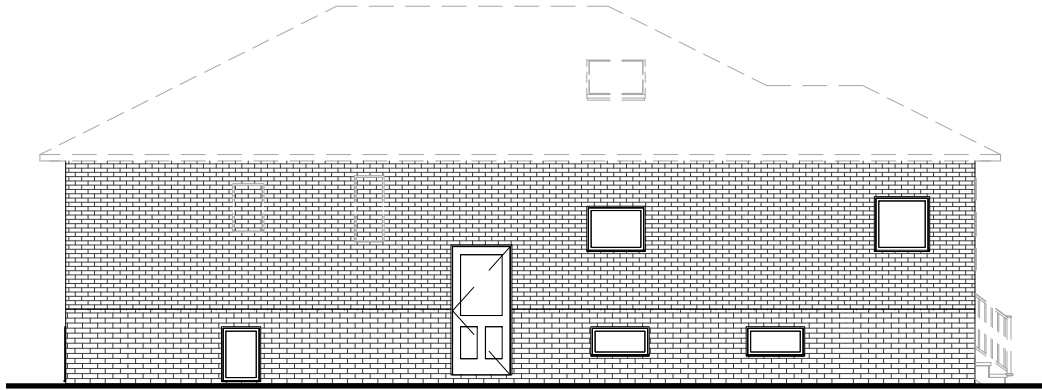
Title	FIRST FLOOR DEMO PLAN	
Project number	21/11/01	
Date	12/11/2021	
Drawn by	Author	
Checked by	Checker	

D1.2

Scale: 3/16" = 1'-0"



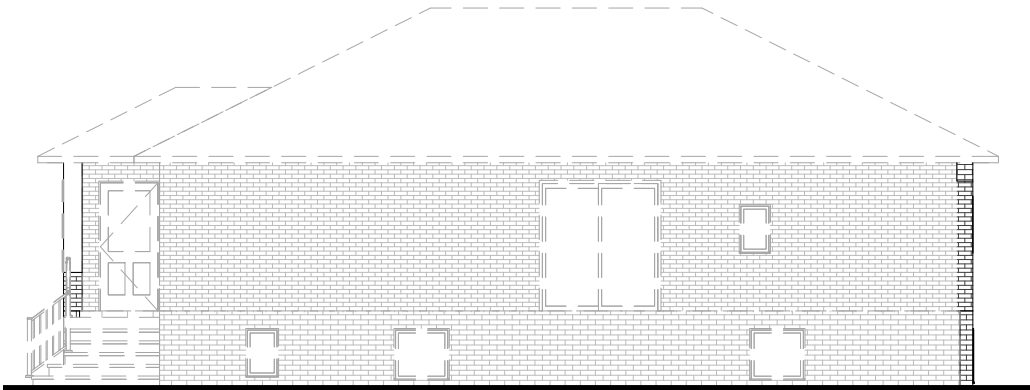
1 West (DEMOLITION)
1" = 10'-0"



3 North (DEMOLITION)
1" = 10'-0"



2 East (DEMOLITION)
1" = 10'-0"



4 South (DEMOLITION)
1" = 10'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title ELEVATION DEMO

Project number 21/11/01

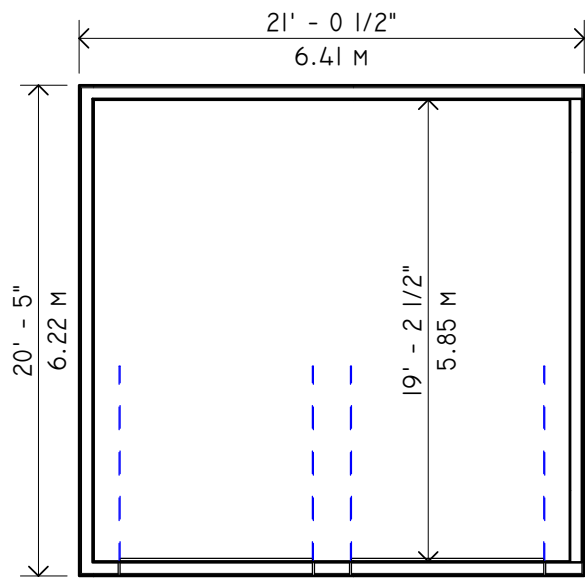
Date 12/11/2021

Drawn by Author

Checked by Checker

D2.1

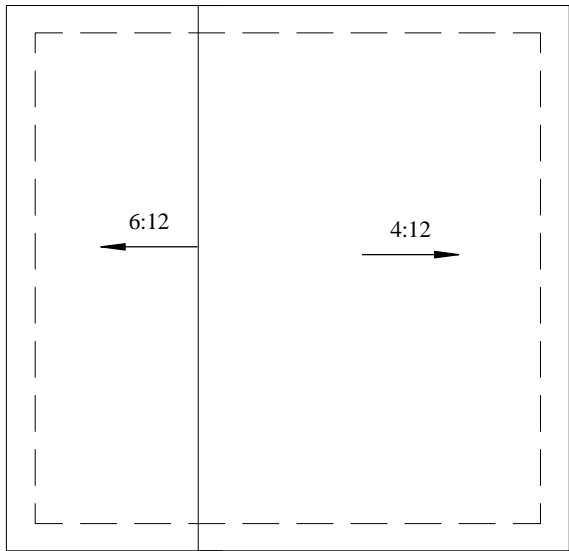
Scale: 1" = 10'-0"



1

1ST FLOOR (PROPOSED)

1/8" = 1'-0"



2

GARAGE (PROPOSED)

1/8" = 1'-0"

Project Address

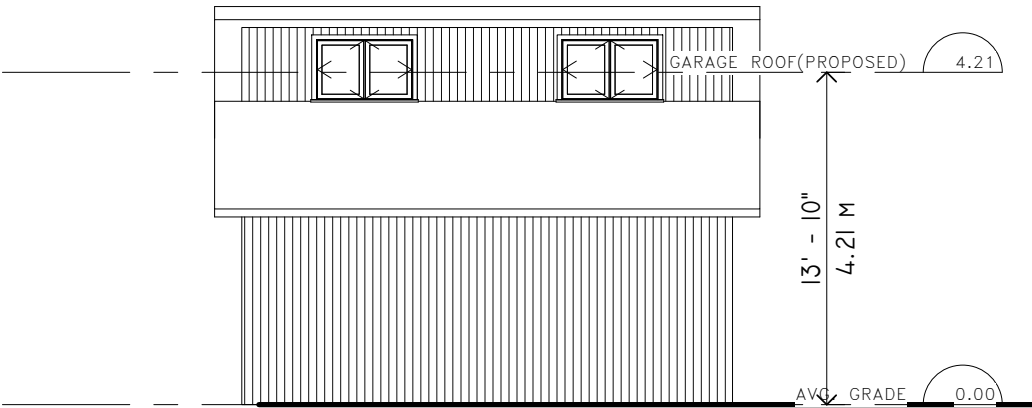
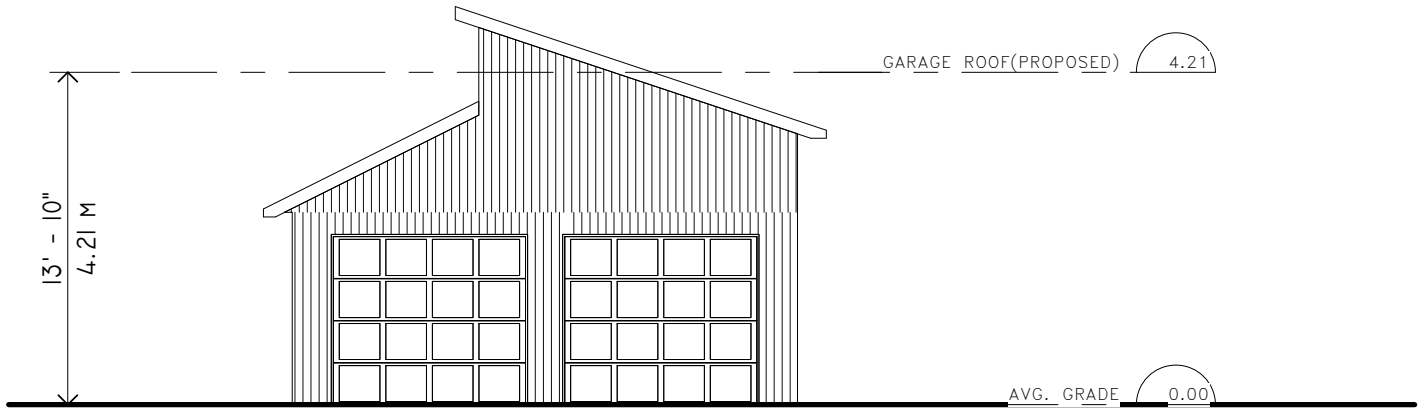
257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title	PROPOSED FLOOR PLAN
Project number	21/11/01
Date	02/20/2022
Drawn by	YH
Checked by	Checker

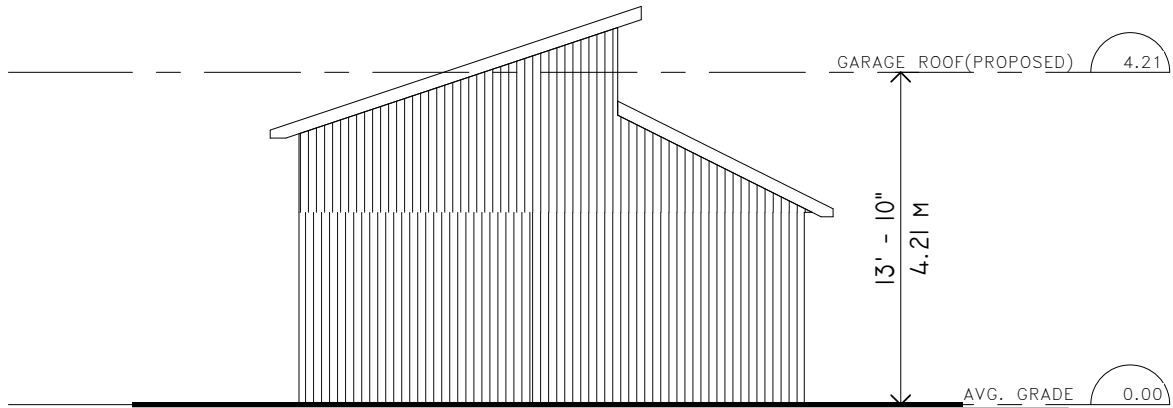
G1.1

Scale: 1/8" = 1'-0"

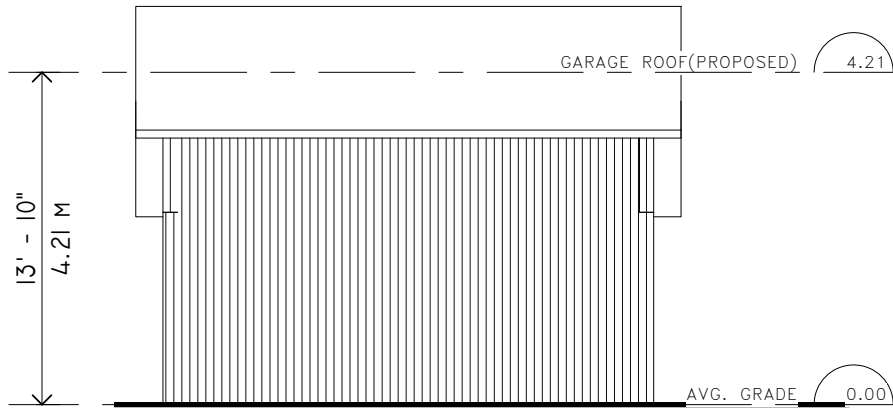


1 PROPOSED FRONT ELEVATION (WEST)
1/8" = 1'-0"

3 PROPOSED SIDE ELEVATION (NORTH)
1/8" = 1'-0"



2 PROPOSED REAR ELEVATION (EAST)
1/8" = 1'-0"



4 PROPOSED SIDE ELEVATION (SOUTH)
1/8" = 1'-0"

Project Address

257 Main St N, Markham,
ON L3P 1Y6

No.	Description	Date

Title	PROPOSED ELEVATION
Project number	21/11/01
Date	02/20/2022
Drawn by	Author
Checked by	Checker

G2.1

Scale: 1/8" = 1'-0"