



ADDENDUM MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: October 12, 2022

SUBJECT: Committee of Adjustment Variance Application
117 Main Street, Unionville
“Margaret Robinson House”
A/175/22

Property/Building Description: Two-storey detached dwelling constructed in 1880 and a rear addition and detached garage constructed in 1988, respectively, as per MPAC records.

Use: Residential

Heritage Status: Designated under Part V of the *Ontario Heritage Act* as constituent property of the Unionville Heritage Conservation District.

Application/Proposal

- The City has received a Committee of Adjustment application seeking variances to permit the removal and replacement of existing rear addition and detached garage at 117 Main Street (the “subject property” or the “property”), with a new two-storey rear addition and detached garage;
- The addition and detached garage are proposed to replace an existing rear addition and detached garage. The footprint of the proposed addition will largely follow that of the existing addition, albeit greater in length, while the new garage will be in the same position as the existing, albeit larger in size. A tunnel is proposed to connect the garage to the basement of the rear addition;
- The entire c1880s portion of the dwelling will be conserved.

Requested Variances to the Zoning By-laws

The applicant requires the following relief from By-law 122-72, as amended, to permit:

a) Section 7.1:

- A minimum flankage side yard of 4ft. 9inch. (1.45 metres) for the new addition, whereas the by-law requires no less than 12ft. (3.66 metres) or one half the height of the building;

b) Section 11.2 (c):

- A minimum rear yard of 22ft. 11-1/2inch. (7 metres), whereas the by-law requires a minimum rear yard of 25ft.;

c) Section 11.2 (d):

- A maximum lot coverage of 34.0 percent, whereas the by-law permits a maximum lot coverage of 33-1/3 percent.

Background

On-site Context

- The existing dwelling is composed of two components: a two-storey brick masonry dwelling constructed in 1880, and a two-storey wood-clad rear addition constructed in 1988. The detached garage fronting Eckardt Street was also constructed in 1988.

Area Context

- The subject property is located on the southeast corner of Main Street and Eckardt Street in an area characterized by low-rise residential properties. Mature trees exist on and adjacent to the subject property.

Heritage Policy and Land Use

Unionville Heritage Conservation District Plan

Property Classification

- The subject property is contained within the Unionville Heritage Conservation District (the “UHCD” or the “District”), and is identified as a Class ‘A’ property within the UHCD Plan. As per Section 2.4 (“Building Classification”) of the UHCD Plan, Class ‘A’ properties are ***“Buildings of major importance to the District”*** and possess the following characteristics:
 - ***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'.***

Additions to Heritage Buildings

The following guidelines from the UHCD Plan concerning siting, scale and massing are relevant to the proposed variances and garage location:

- Section 9.3.1 – Location states – ***“Attached exterior additions should be located at the rear or on an inconspicuous side of a historic building”*** and ***“Additions should be limited in size and scale in relationship to the historic building”***.
- Section 9.3.2 - Design – Building Form states: ***“The form of the original heritage building should be considered in the design of a new addition”*** and ***“The attached addition should in no way dominate the street presence of the heritage building nor detract from any of its important historical features”***.

- Section 9.3.2 - Design – Scale states: *“The design of additions should reflect the scale of the existing heritage buildings”* and *“An addition should not be greater in scale than the existing building”*.
- Section 9.3.3 - Design – Overall states: *“Additions to heritage buildings should be constructed so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed”* and *An addition should be clearly differentiated from the historic building, but be compatible in terms of mass, material, composition, and colour.*
- Section 9.2.13.2 - Garage Placement states: *“Garages should be located to the rear or at the side towards the rear of a building, so that the house, not the garage, is the focal point”* and *“Detached garages are encouraged. Attached garages should be located on the rear façade”*.

Staff Comment

Cultural Heritage Value of the Existing Garage

- Heritage Section staff (“Staff”) have no objection to the removal of the existing garage and rear addition. While compatible in scale and design with the heritage dwelling, they are not considered to possess significant cultural heritage value. As such, it is the opinion of Staff that their removal will not have an adverse impact on the cultural heritage value of the subject property or the UHCD.

Requested Variances and Conceptual Design

- Staff have no objection to the variances from a heritage perspective as the proposed development conforms to the relevant guidelines in the UHCD Plan for the siting and scale of additions to heritage buildings. Staff also have no objection to the siting and scale of the proposed detached garage;
- Staff are also broadly supportive of the design of the proposed rear addition (e.g roof profile, relationship to the retained heritage dwelling) and garage as shown in the appended conceptual drawings. The following refinements are suggested:
 - Window size/placement along the north and south elevations of the rear addition should be more compatible with the fenestration pattern of the heritage dwelling;
 - The mansard roof profile of the rear addition should match that of the heritage dwelling;
 - The boxed-in eaves should be removed and a panelled lower portion introduced for the sidelights along the south elevation;
 - The rear addition should be clad in wood siding in a manner complementary to the heritage dwelling.
- Impact to on-site trees is anticipated to be minimal with proposed removal isolated to the Norway Maple (an invasive species) located adjacent to the existing garage.

Next Steps

- The proposed rear addition and detached garage will be subject to Site Plan Control (SPC). At the time of writing, a SPC application has not yet been circulated to City staff for review. Once circulated, the SPC application will be subject to more in-depth Staff

review to ensure conformance to the policies and guidelines of the UHCD Plan. A restoration scope for the c1880s portion of the dwelling will also be sought by Staff. This scope is anticipated to be minimal given the care and attention to historic detail undertaken by the previous owner(s);

- As part of this review, the Committee may wish to offer design suggestions based on the conceptual drawings appended to this memo;
- As the subject property is designated under Part V of the *Ontario Heritage Act*, review by Heritage Markham and approval by City Council is necessary to permit the demolition of the existing garage. A demolition permit has yet to be submitted.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the demolition of the existing rear addition and detached garage at 117 Main Street;

THAT Heritage Markham has no objection from a heritage perspective to the requested variances to permit the proposed rear addition and detached garage;

THAT it be acknowledged that support for the requested variances reflects general acceptance of those specific features/setbacks associated with the submitted concept plan and does not necessarily indicate final acceptance or support for the design details associated with the proposed development;

AND THAT future review of the 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 UHCD Plan.

ATTACHMENTS:

Appendix 'A'	Location Map
Appendix 'B'	Images of the Subject Property
Appendix 'C'	Architectural Drawings

Appendix 'A'

Location Map



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

Appendix 'B'

Images of the Subject Property



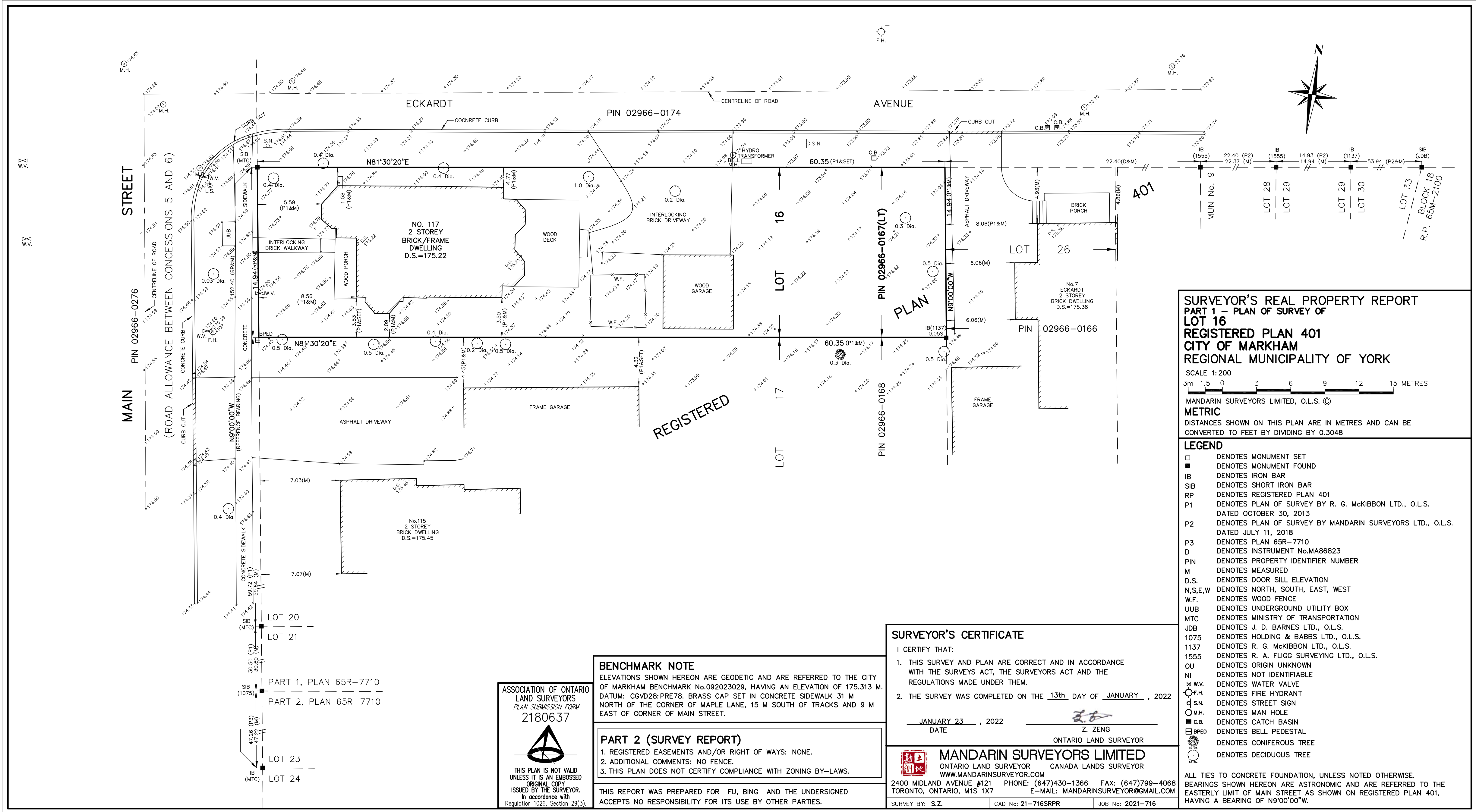
The west (primary) elevation of 117 Main Street [above] and the north elevation with the existing c1980s rear addition [below] as seen in November 2021. Note that the Silver Maple visible above was damaged in a storm and has been removed (Source: Google)

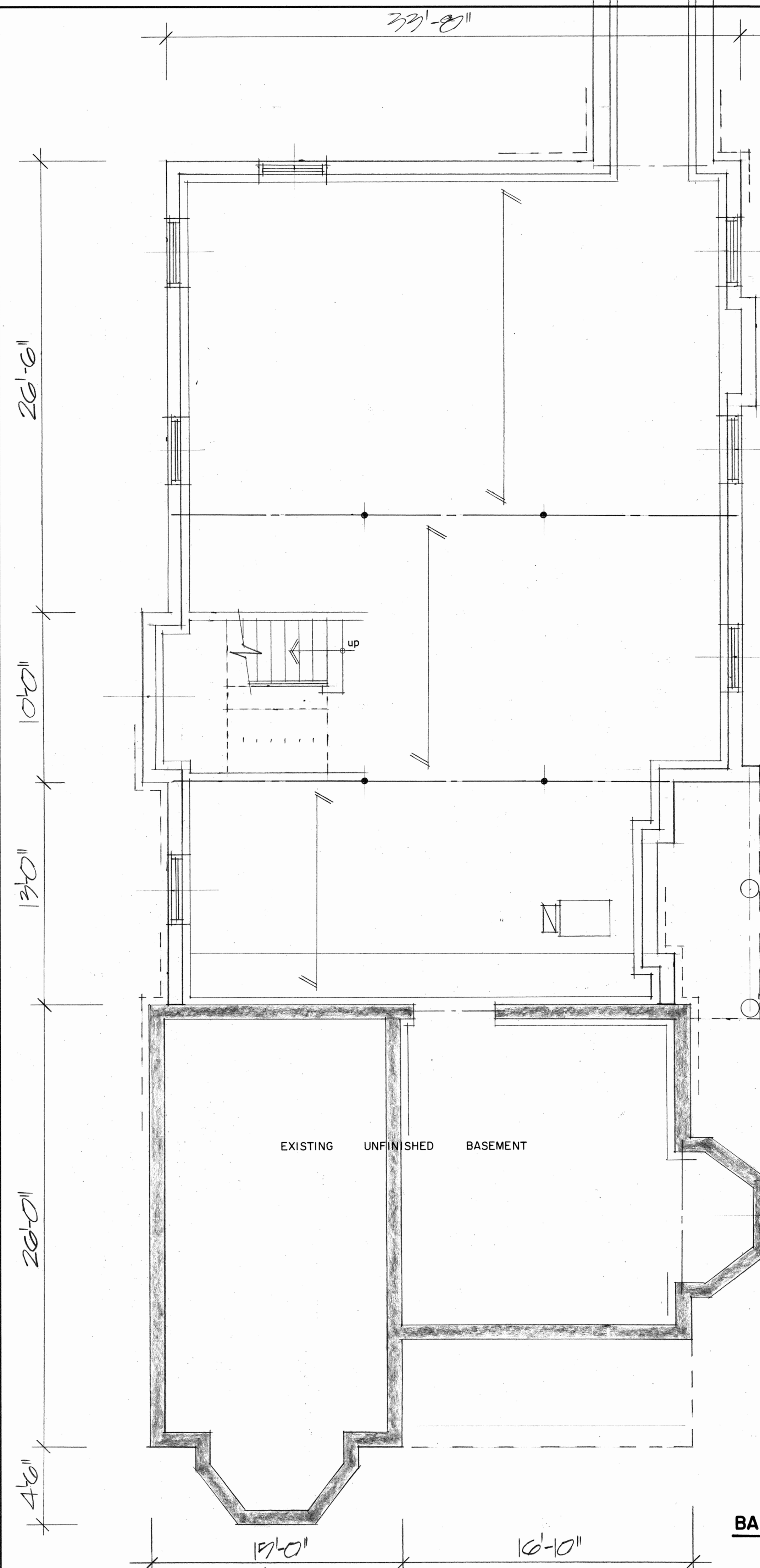


*The existing detached garage fronting Eckardt Street
as seen in November 2021 (Source: Google)*

Appendix ‘C’

Architectural Drawings

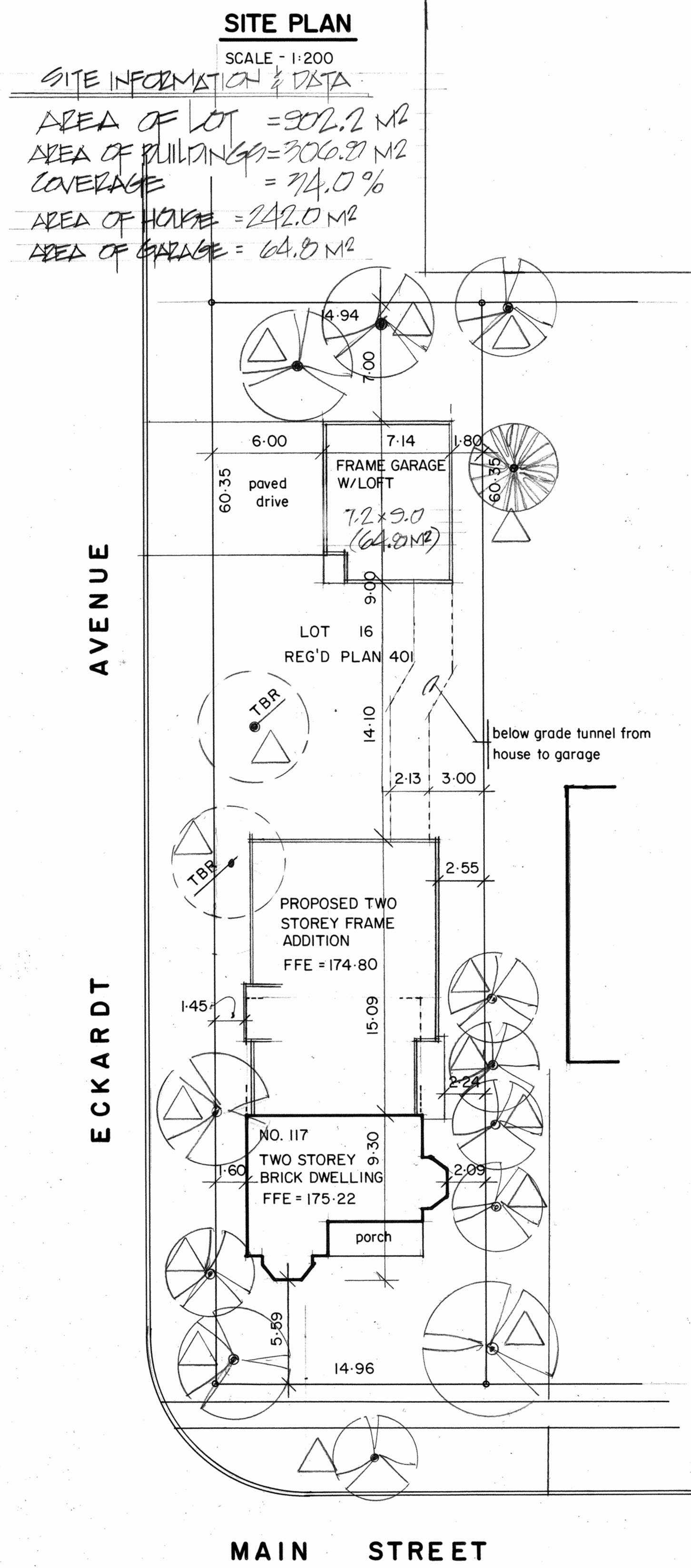




BASEMENT & FOUNDATION PLAN



FRONT ELEVATION - WEST



<div>PROJECT:</div> <div>PROPOSED RENOVATIONS THE FU RESIDENCE</div> <div>117 MAIN STREET CITY OF MARKHAM</div> <div>THE GREGORY DESIGN GROUP</div> <div>16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6</div> <div>(416) 720-4667</div> <div>russ@gregorydesigngroup.net</div>	<div>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C. of the Building Code. I am qualified, and the firm registered, in the appropriate classes/categories.</div> <div>INDIVIDUAL B.C.I.N. - 29825 FIRM B.C.I.N. - 30506</div> <div>Russ Gregory NAME SIGNATURE</div> <div>GENERAL NOTES: All construction is to conform to section "B" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.</div>	<div>DRAWN:</div> <div>R. GREGORY</div>
		<div>DATE:</div> <div>7/18/22</div>
		<div>SCALE:</div> <div>1/4"=1'-0"</div>
		<div>PROJECT NO.:</div> <div>2359-22</div>
		<div>DRAWING NO.:</div> <div>A-1</div>



SOUTH SIDE



REAR ELEVATION - EAST



NORTH SIDE

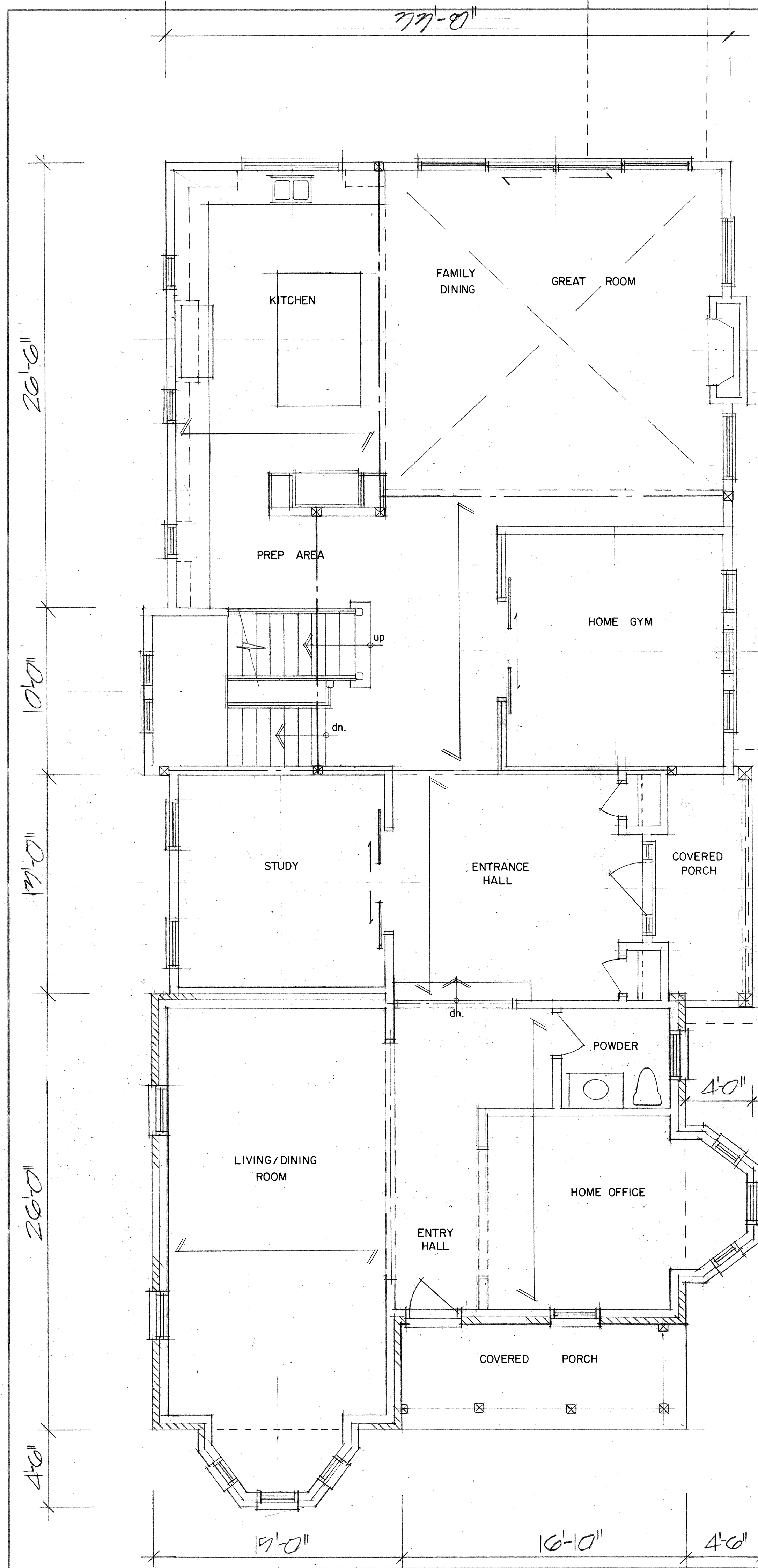
<div>PROJECT:</div> <div>PROPOSED RENOVATIONS THE FU RESIDENCE</div>	<div>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C of the Building Code, I am qualified, and the firm registered, in the appropriate classes/categories.</div> <div>INDIVIDUAL B.C.I.N. - 25825 FIRM B.C.I.N. - 30506</div> <div>Russ Gregory</div> <div>NAME</div> <div>SIGNATURE</div>	<div>DRAWN:</div> <div>R. GREGORY</div> <div>DATE:</div> <div>SCALE:</div> <div>1/4"=1'-0"</div>
	<div>THE GREGORY DESIGN GROUP</div> <div>16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6</div> <div>(416) 720-4667</div> <div>russ@gregorydesigngroup.net</div>	<div>GENERAL NOTES:</div> <div>All construction is to conform to section "B" of the Ontario Building Code (latest edition).</div> <div>Contractor shall check and verify all notes and dimensions.</div> <div>Do not scale drawings.</div> <div>Owner/contractor/ designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing.</div> <div>These drawings are the property of the Gregory Design Group and/or its clients only.</div> <div>Building permits should be obtained prior to commencing construction.</div>



SOUTH ELEVATION

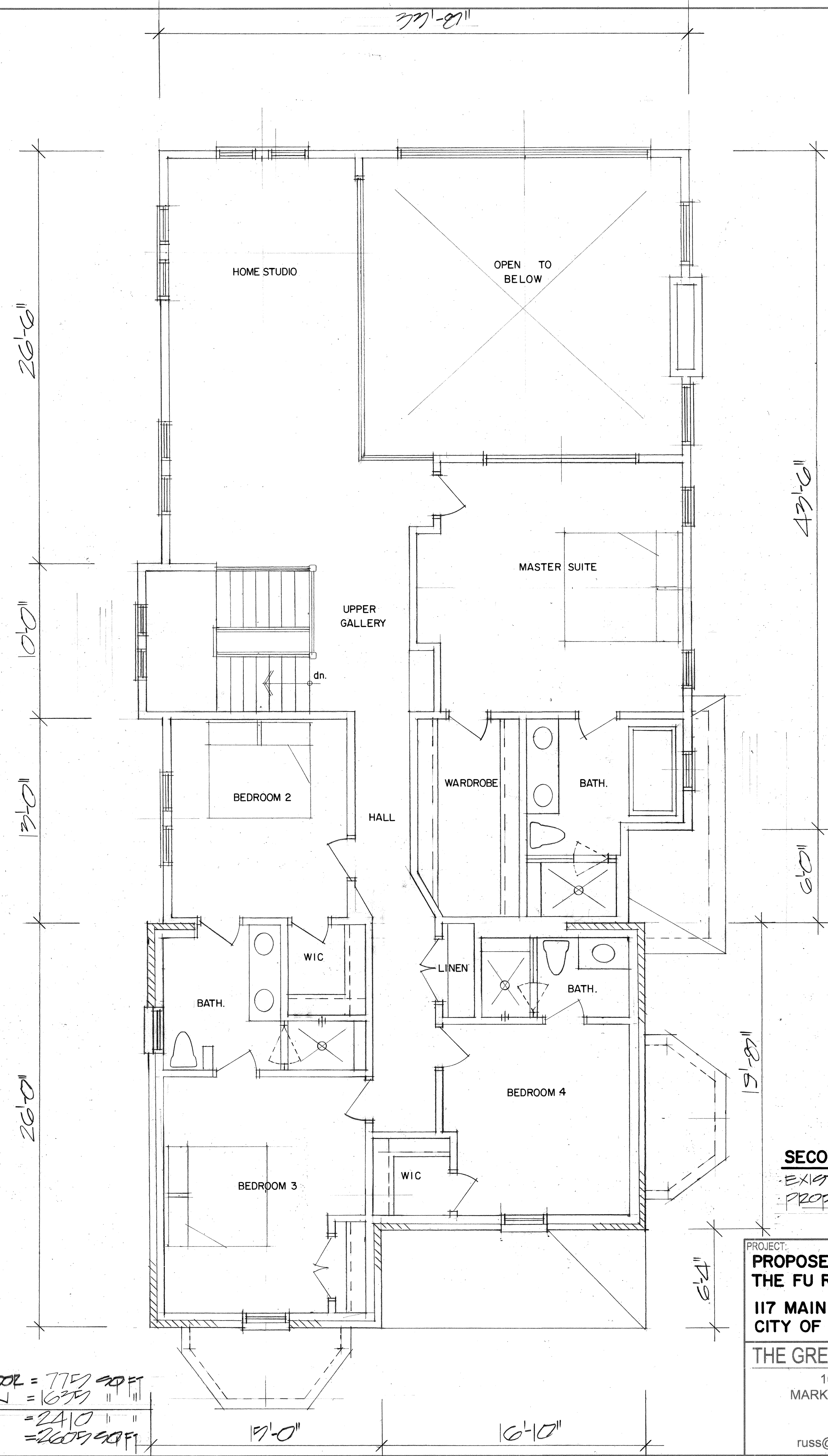
EAST SIDE

PROJECT: DETACHED BRICK GARAGE WITH LOFT	<small>I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm registered, in the appropriate class/categories.</small> <small>INDIVIDUAL B.C.I.N. - 25825</small> <small>FIRM B.C.I.N. - 30508</small> <small>Russ Gregory</small> <small>NAME SIGNATURE</small>	DRAWN: R. GREGORY DATE: SCALE: 1/4"=1'-0"
THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: <small>All construction is to conform to section "B" of the Ontario Building Code (latest edition).</small> <small>Contractor shall check and verify all notes and dimensions.</small> <small>Do not scale drawings.</small> <small>Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing.</small> <small>These drawings are the property of the Gregory Design Group and/or its clients only.</small> <small>Building permits should be obtained prior to commencing construction.</small>	PROJECT NO.: 2359-22 DRAWING NO.: A-2



GROUND FLOOR PLAN

EXIST'G GROUND FLOOR = 775 SQ FT
 PROPOSED ADDITION = 1635 SQ FT
 TOTAL = 2410 SQ FT
 BUILDING AREA = 2407 SQ FT

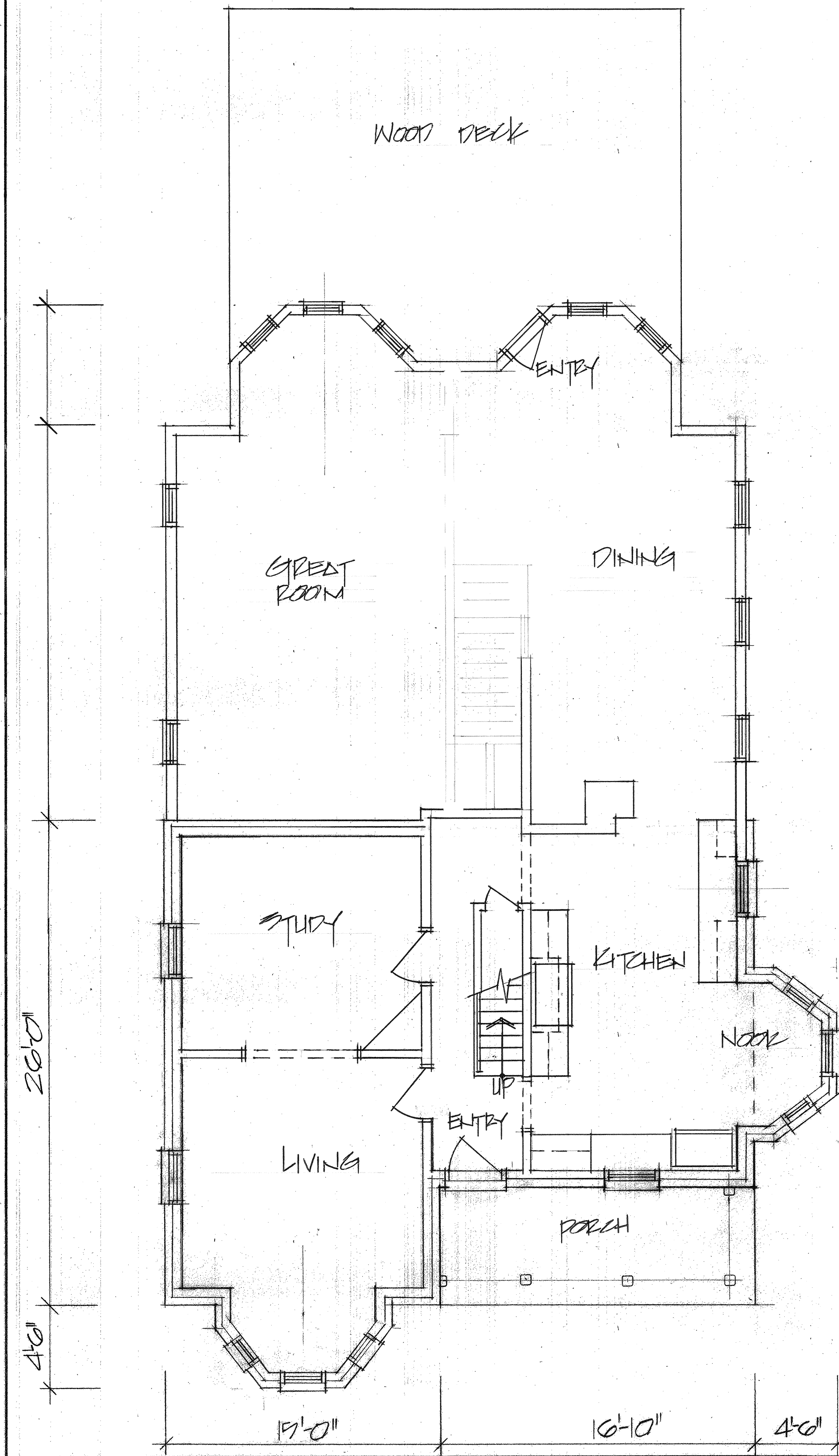


SECOND FLOOR PLAN

EXIST'G SECOND FLOOR = 720 SQ FT
 PROPOSED ADDITION = 290 SQ FT
 TOTAL = 1010 SQ FT

PROJECT: PROPOSED RENOVATIONS THE FU RESIDENCE 117 MAIN STREET CITY OF MARKHAM THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 (416) 720-4667 russ@gregorydesigngroup.net	I review and take responsibility for the design work on behalf of a firm registered under section 3.2.4 of Division C of the Building Code, I am qualified, and the firm registered, in the appropriate class/categories. Rules Gregory NAME: _____ SIGNATURE: _____ FIRM B.C.L.N.: 29829 - 30506	DRAWN: R. GREGORY DATE:
		SCALE: 1/4"=1'-0"
		PROJECT NO.: 2359-22
		DRAWING NO.: A-2

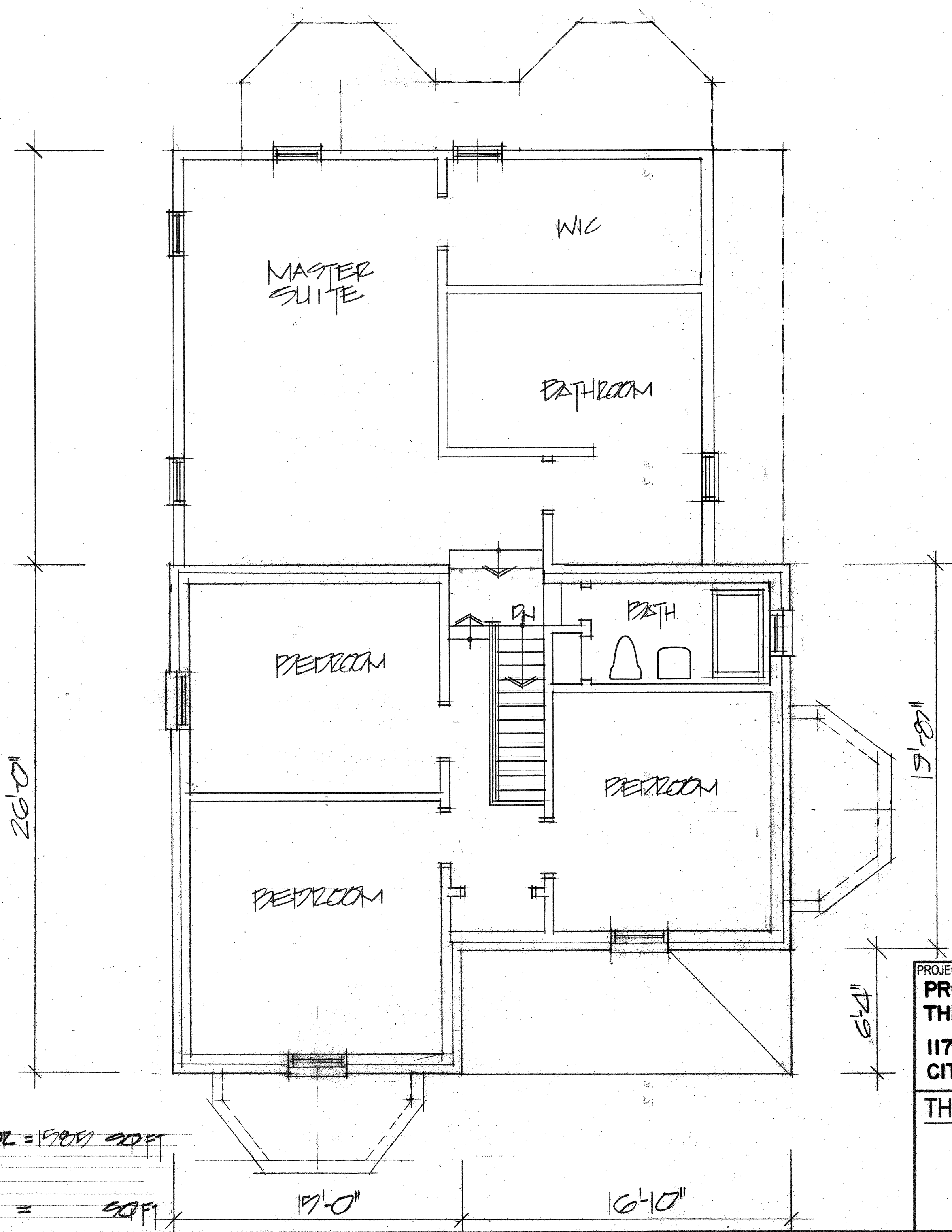
GENERAL NOTES:
 All construction is to conform to section 19 of the Ontario Building Code (latest edition).
 Contractor shall check and verify all notes and dimensions.
 Do not scale drawings.
 Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only.
 Building permits should be obtained prior to commencing construction.



GROUND FLOOR PLAN

EXIST'G GROUND FLOOR = 1509 SQ FT

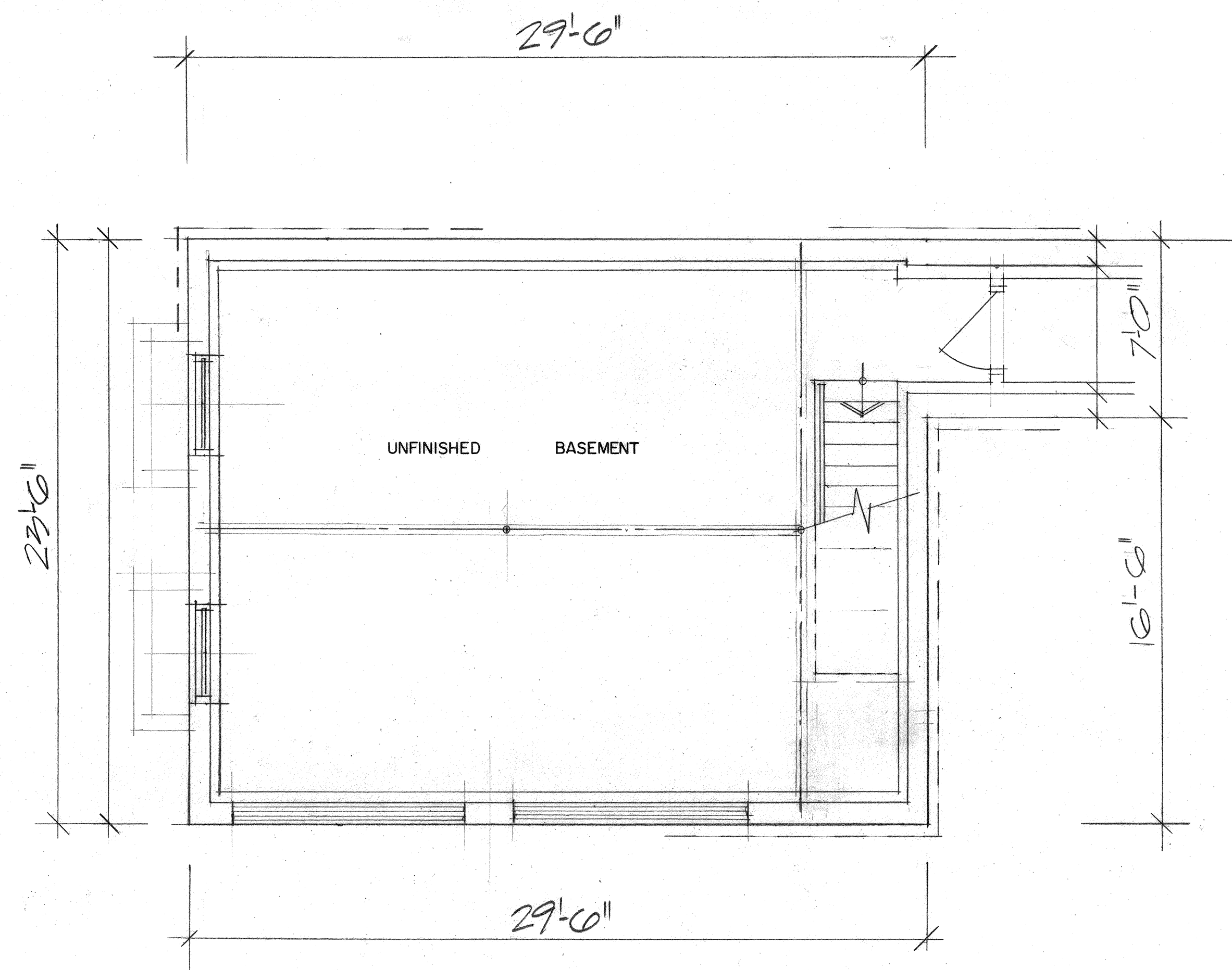
BUILDING AREA = SQ FT



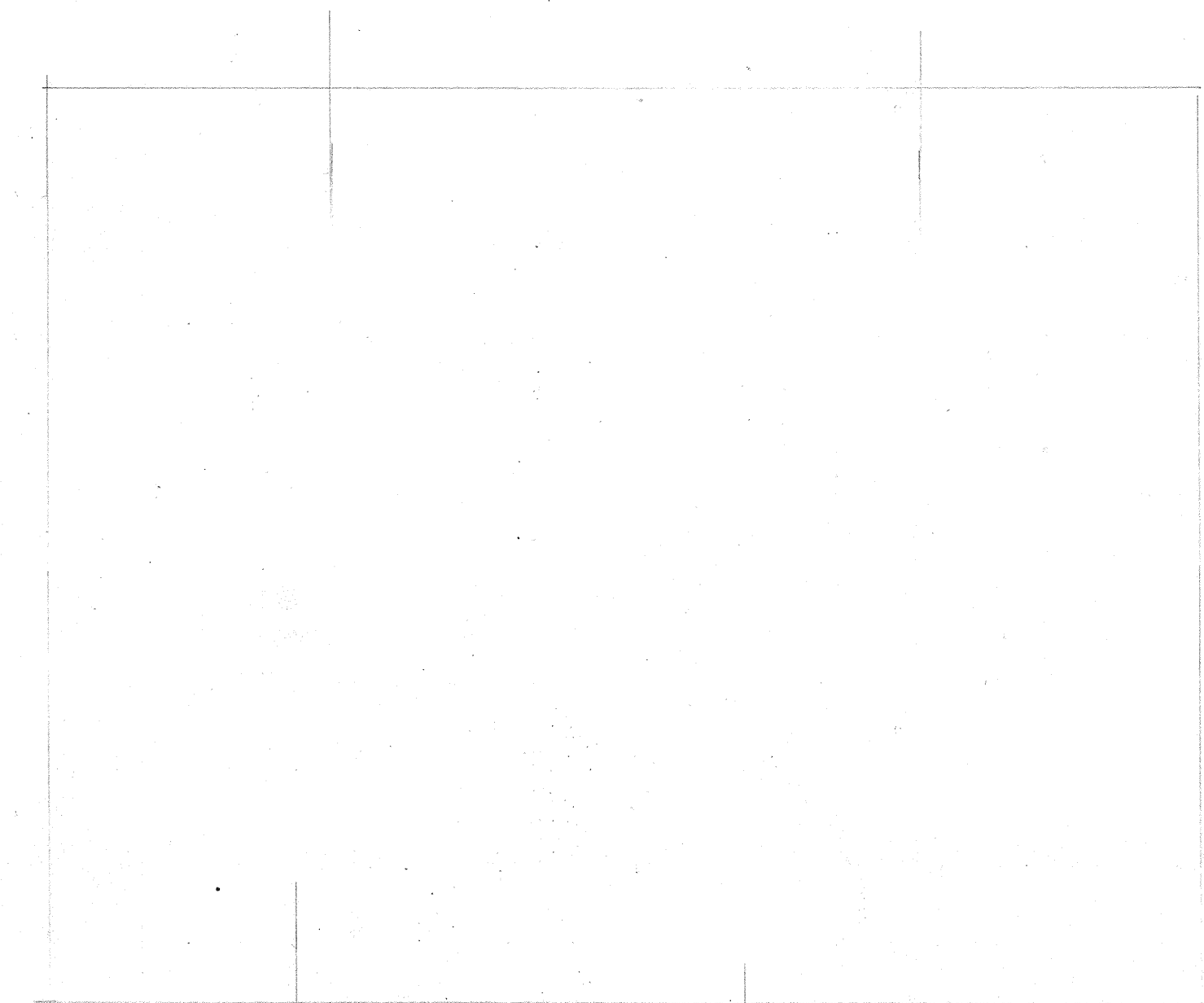
SECOND FLOOR PLAN

EXIST'G SECOND FLOOR = 720 SQ FT

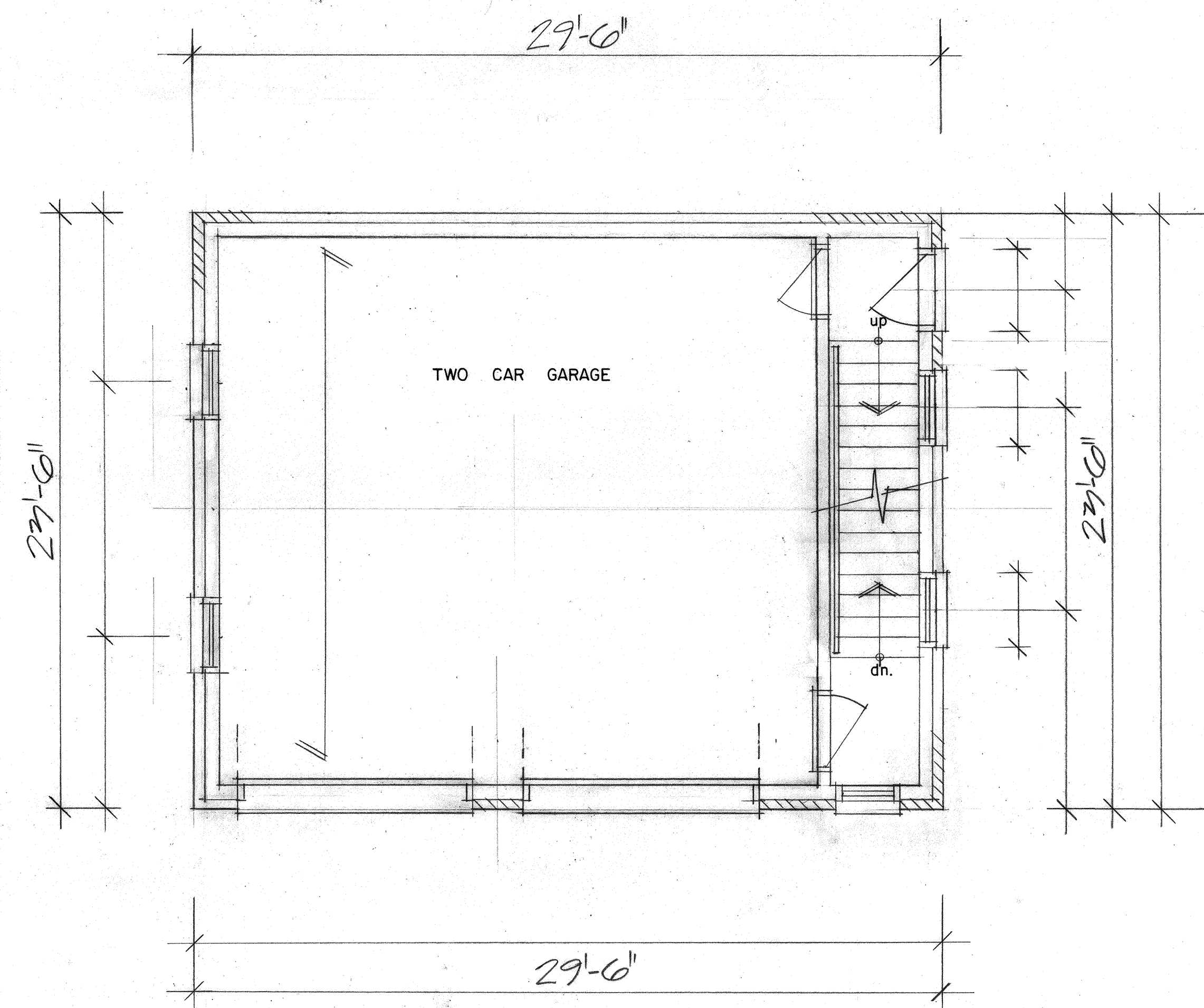
PROJECT: PROPOSED RENOVATIONS THE FU RESIDENCE 117 MAIN STREET CITY OF MARKHAM	INDIVIDUAL B.C.I.N. : 25825 FIRM B.C.I.N. : 30508 Russ Gregory NAME SIGNATURE	DRAWN: R. GREGORY
		DATE:
THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: All construction is to conform to section "10" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.	SCALE: 1/4"=1'-0"
		PROJECT NO.: 2359-22 DRAWING NO.: A



FOUNDATION PLAN

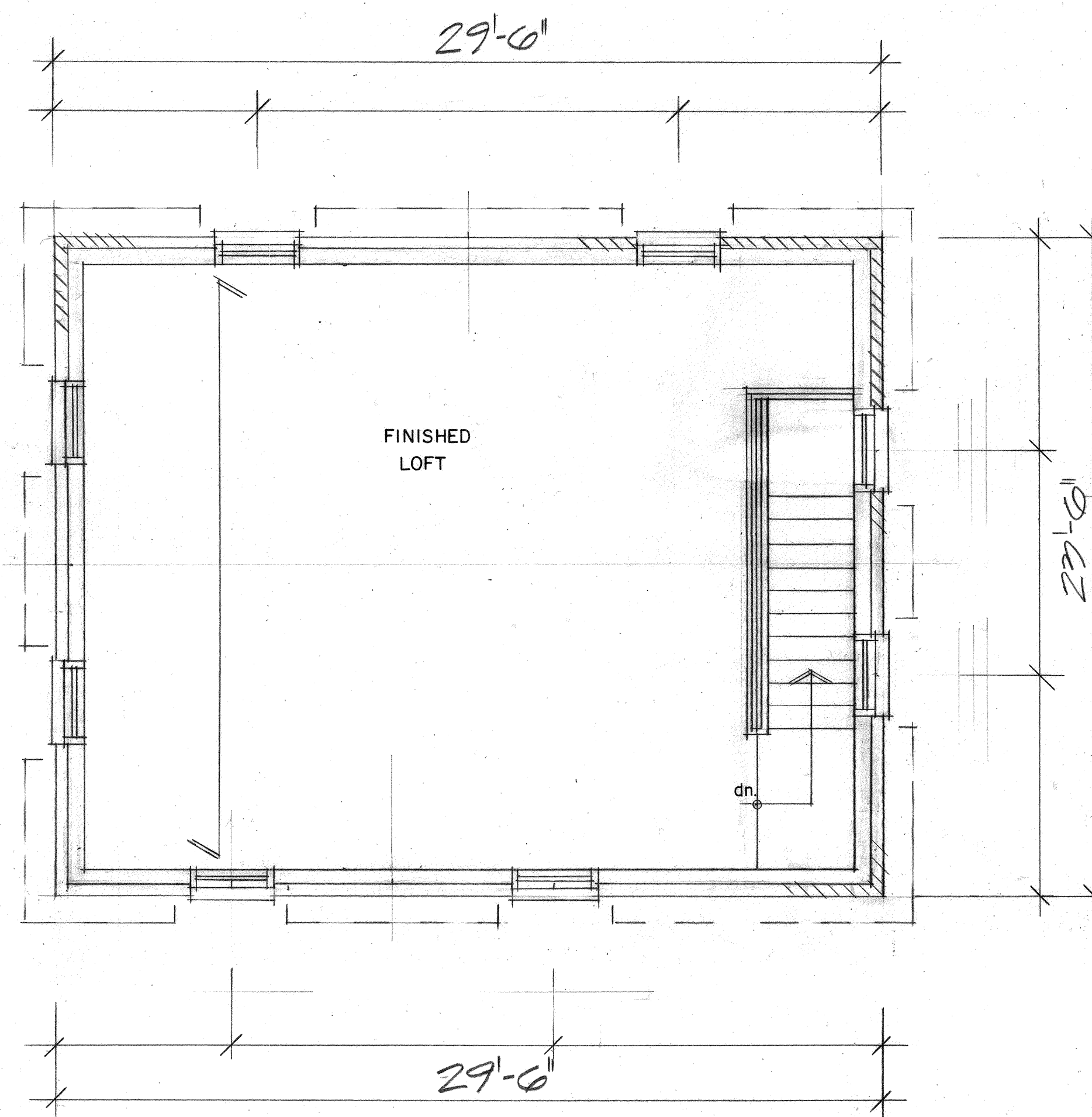


ROOF PLAN



GARAGE PLAN

BUILDING AREA = 693 sq. ft.



LOFT PLAN

FINISHED LOFT AREA = 693 sq. ft.



WEST SIDE



NORTH ELEVATION

PROJECT: DETACHED BRICK GARAGE WITH LOFT	I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C of the Building Code. I am qualified, and the firm registered, in the appropriate classification categories. INDIVIDUAL B.C.I.N. - 25825 FIRM B.C.I.N. - 35506 Russ Gregory NAME SIGNATURE	DRAWN: R. GREGORY DATE: 7/24/22 SCALE: 1/4"=1'-0"
THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO, L3P 2L6 (416) 720-4667 russ@gregorydesigngroup.net	GENERAL NOTES: All construction is to conform to section "1" of the Ontario Building Code (latest edition). Contractor shall check and verify all notes and dimensions. Do not scale drawings. Owner/contractor designer is responsible to re-claim and destroy all previous and un-revised copies of this drawing. These drawings are the property of the Gregory Design Group and/or its clients only. Building permits should be obtained prior to commencing construction.	PROJECT NO.: 2359-22 DRAWING NO.: A-1