



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 12, 2023

SUBJECT: Major Heritage Permit Application
296 Main Street North, Markham Village
Proposed Cabana

FILE: 23 113900 HE

Property/Building Description: One-and-a-half storey dwelling constructed in 1930 as per MPAC records

Use: Residential

Heritage Status: 296 Main Street North is designated under Part V of the *Ontario Heritage Act* as part of the Markham Village Heritage Conservation District (the “MVHCD” or the “District”).

Application/Proposal

- The City has received a Major Heritage Permit (HE) application seeking permission to construct a 336 square foot cabana in the rear yard of 296 Main Street North (the “Subject Property”);
- The proposed cabana does not require the removal of any existing structures or mature trees. Variances are not required to accommodate the proposed scale and siting of the cabana. Refer to Appendix ‘C’ of this memo for drawings as provided by the applicant.

Background

Context

- The Subject Property is located on the west side of Main Street North between David Street to the north and Springdale Avenue to the south;
- The Subject Property is located within an established residential neighbourhood mainly comprised of one to two-storey detached dwellings. These dwellings were constructed predominantly in the nineteenth and early twentieth centuries, with pockets of mid-century and contemporary infill.

Legislative Context and Heritage Policy

Ontario Heritage Act

- As per Section 42(4) of the *Ontario Heritage Act*, Council (or its delegate) must approve a heritage permit, with or without conditions, 90 days from the date the municipality serves notice to the applicant of receipt of the submission. While Heritage Section staff (“Staff”) can approve a Major HE permit via delegated authority, only Council can deny a permit;
- Staff served notice to the applicant on March 7, 2023 resulting in a decision deadline of June 5, 2023.

MVHCD Plan

- The Subject Property is categorized as a Type ‘B’ property. As described in Section 3.2 (‘Building Classification’) of the MVHCD Plan, Type ‘B’ properties possess the following characteristics within the District:
 - *[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 following guidelines from the MVHCD Plan are relevant to the Minor HE application:

- Section 4.2.2 (“Residential: Setback & Siting”) of the MVHCD Plan provides the following direction relevant to the proposal:
 - 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;*
 - 4. Site features such as garages, parking, etc. should be inconspicuous and preferably separate from the "public face" of the building. Historically such items were located in the service areas such as rear and side yards.*

Staff Comment

- Staff support the Major HE application as the proposed cabana conforms to guidelines within the MVHCD Plan for the siting of accessory buildings. Further, Staff are of the opinion that the scale and design of the cabana is complementary to the heritage character of both the Subject Property and adjacent heritage properties;
- Staff have advised the applicant to provide further details concerning materiality and colour. Should this material not be provided in a timely fashion, submission and review of this information will be included as an approval condition for the Major HE permit application.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed cabana as detailed in the Major Heritage Permit application submitted for 296 Main Street North.

ATTACHMENTS:

Appendix 'A'	Property Map
Appendix 'B'	Photograph of the Subject Property
Appendix 'C'	Drawings

Appendix 'A'

Property Map



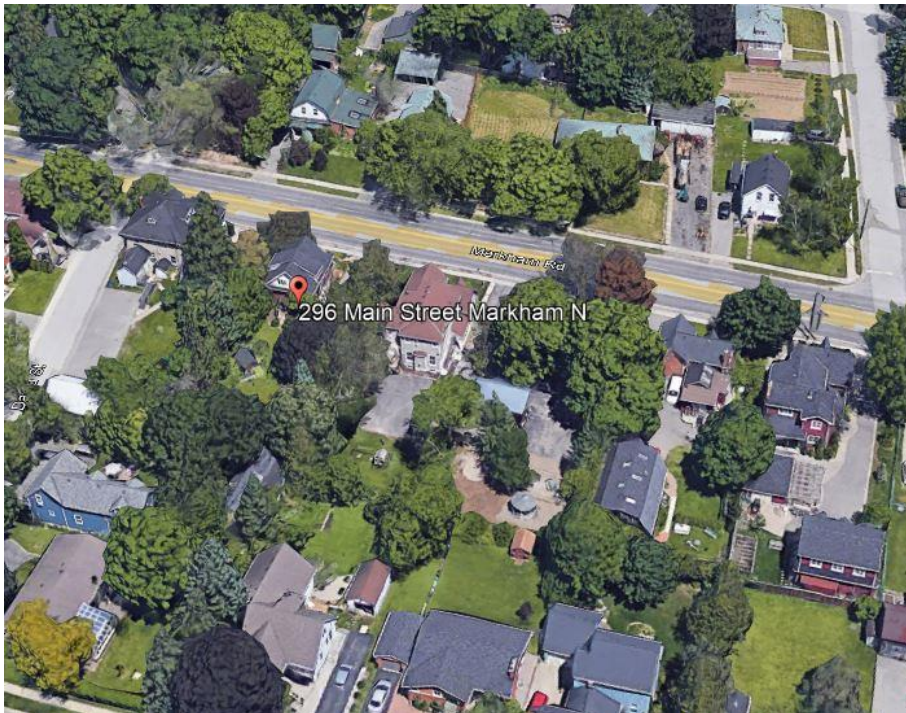
Property map showing the location of 296 Main Street North outlined in blue (Source: City of Markham)

Appendix 'B'

Images of the Subject Property



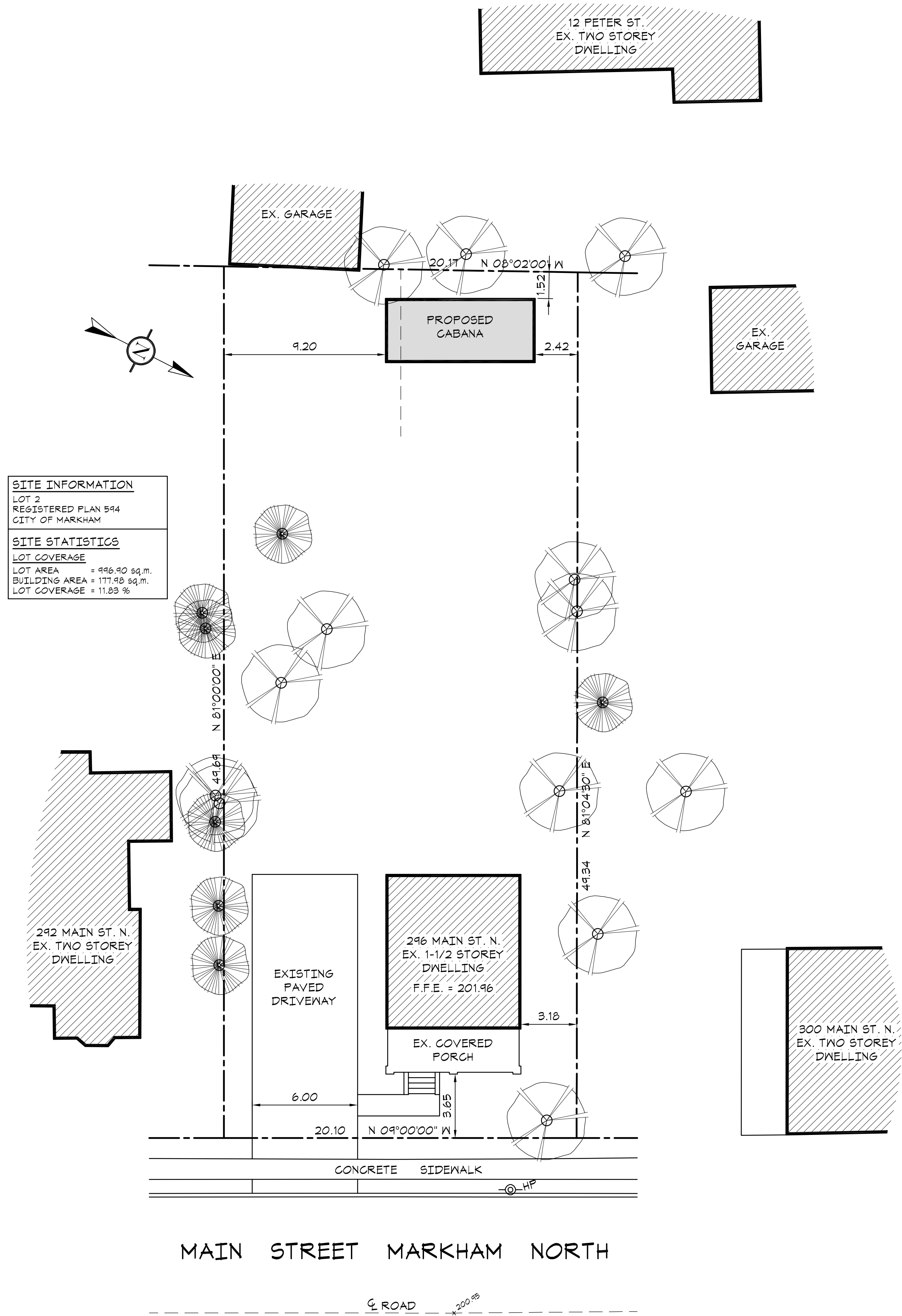
The east (primary) elevation of 296 Main Street North (Source: Google)



Aerial image of 296 Main Street North looking east (Source: Google)

Appendix ‘C’

Drawings



SITE INFORMATION	
LOT 2	
REGISTERED PLAN 594	
CITY OF MARKHAM	
SITE STATISTICS	
LOT COVERAGE	
LOT AREA	= 996.90 sq.m.
BUILDING AREA	= 177.98 sq.m.
LOT COVERAGE	= 11.83 %

GENERAL NOTES:

ALL CONSTRUCTION IS TO CONFORM TO SECTION "4" 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 TO BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA	DATE

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 is registered, in the appropriate classes/categories.

Individual B.C.I.N. - 25825
Firm B.C.I.N. - 30506

Russ Gregory
NAME

SIGNATURE

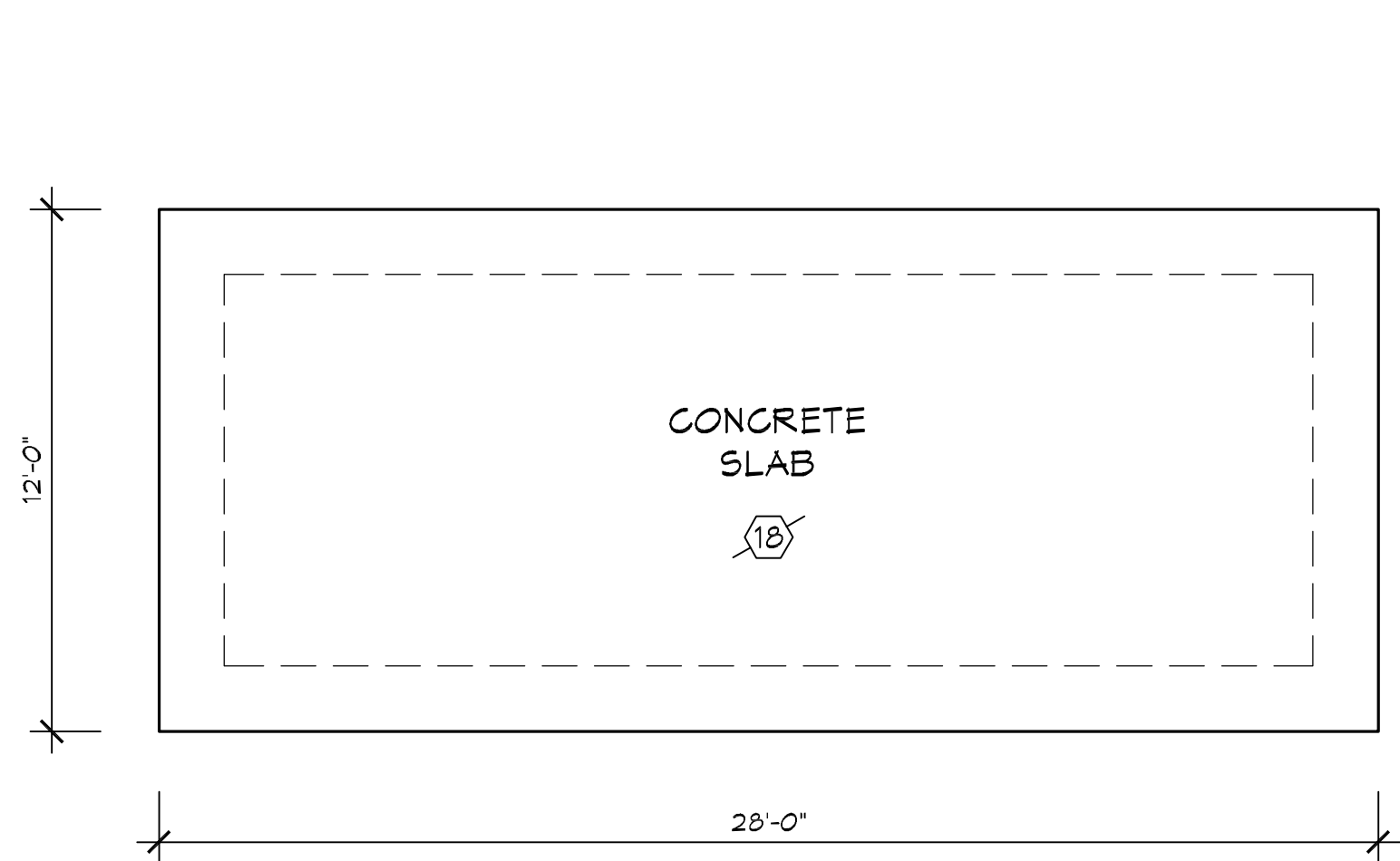
PROJECT TITLE

**PROPOSED ADDITION
296 MAIN ST. N.
CITY OF MARKHAM**

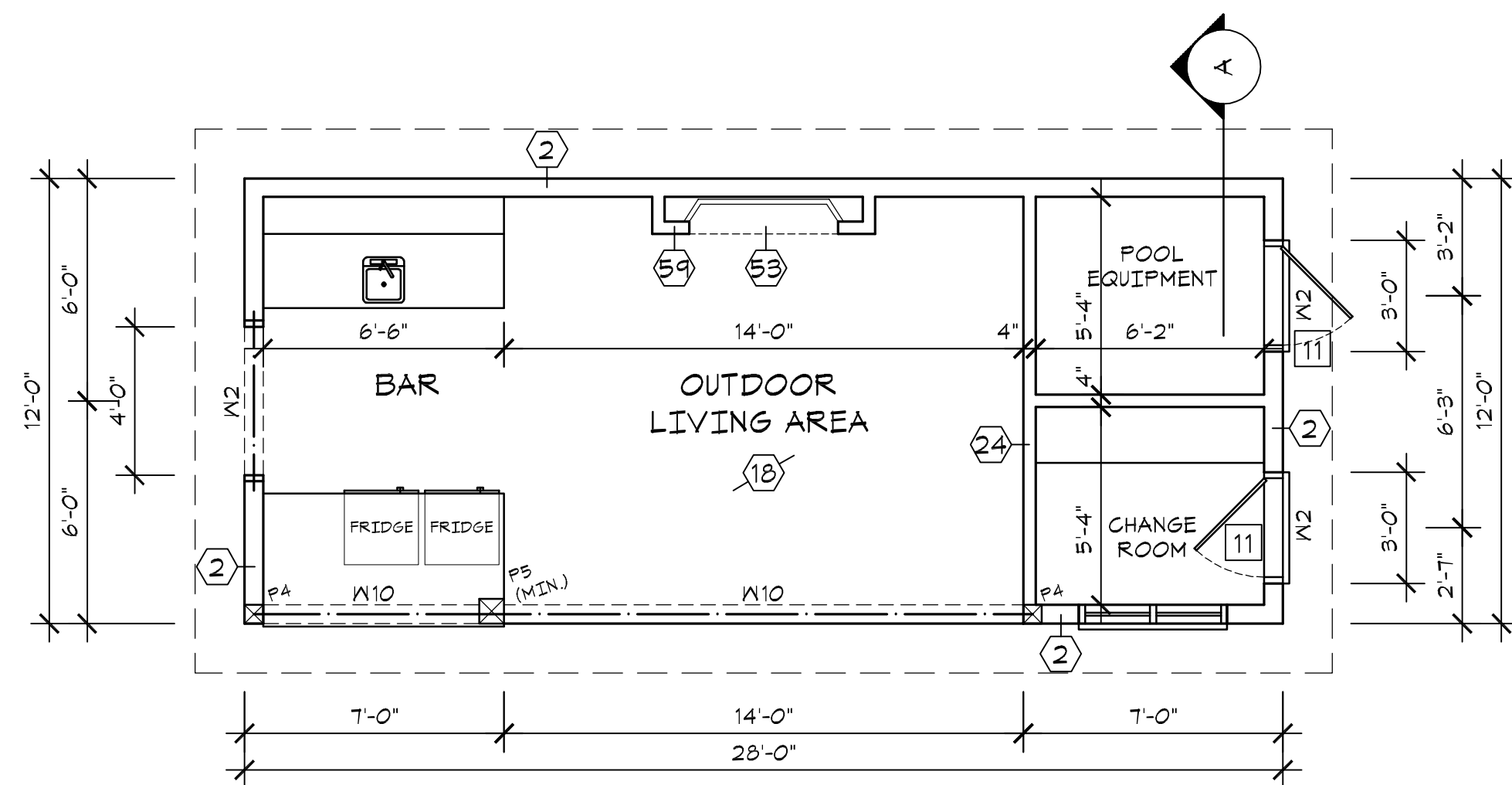
**THE GREGORY
DESIGN GROUP**

16 CHURCH STREET
MARKHAM, ONTARIO L3P 2L6
416-520-0978
shane@gregorydesigngroup.net

SCALE	DATE
1:150	12/02/22
PROJECT NUMBER	SHEET NUMBER
2375-22	SP-1
DRAWN BY	
S.Gregory	
CHECKED BY	
R.G.	

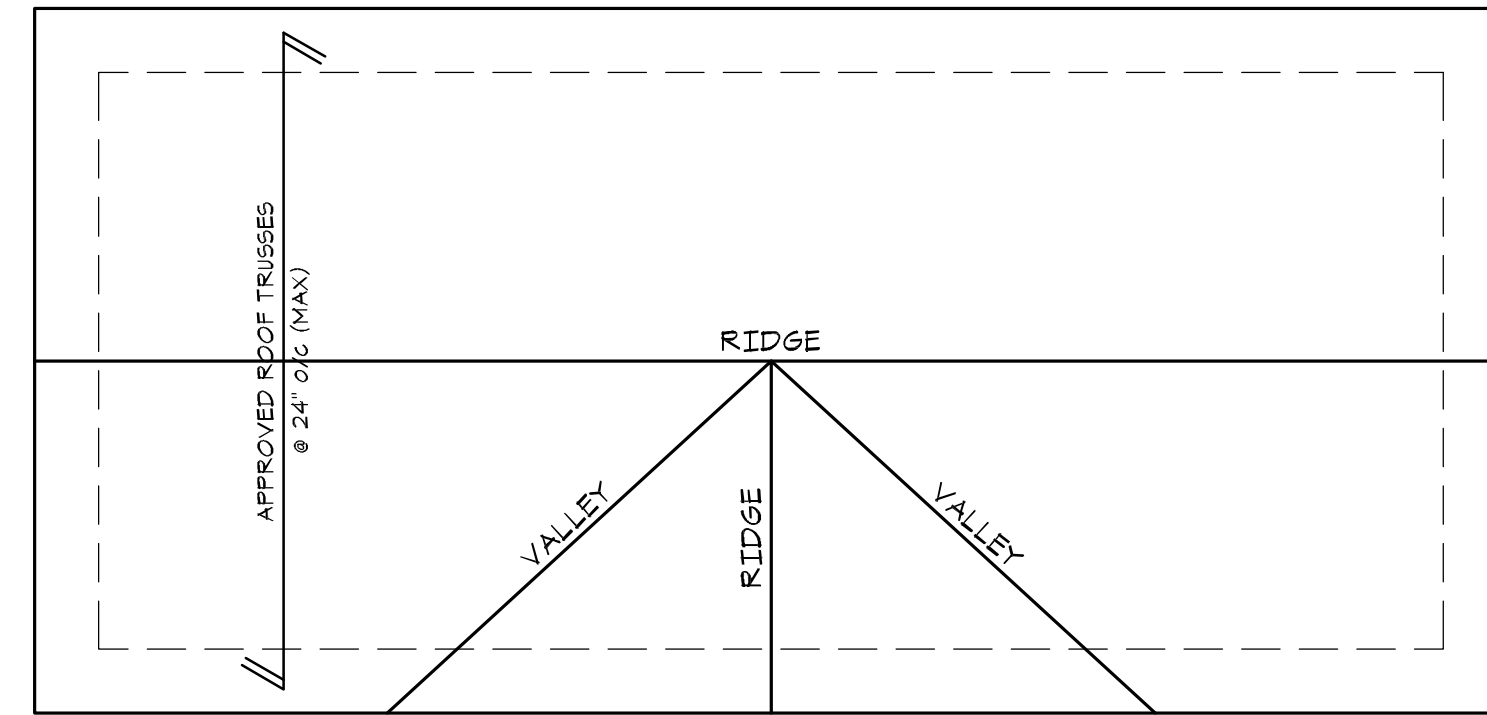


FOUNDATION PLAN



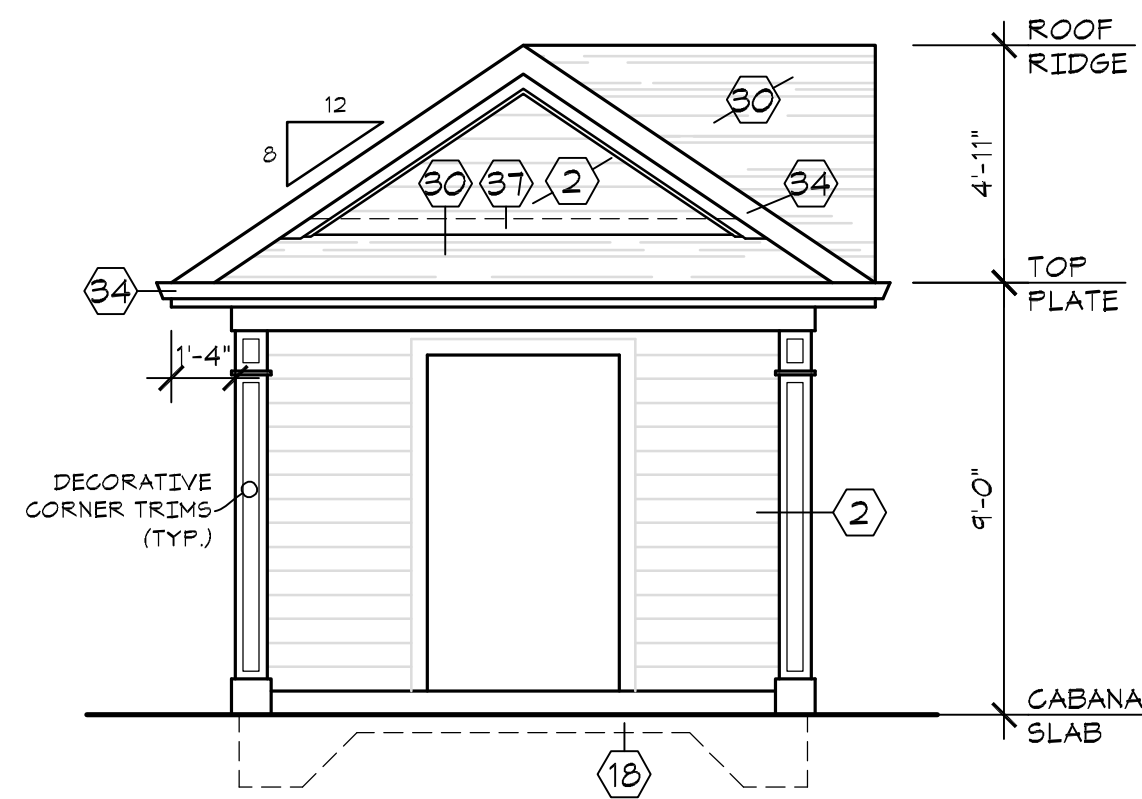
CABANA PLAN

PROPOSED LAYOUT
BUILDING AREA = 336 sq.ft. (31.21 sq.m.)

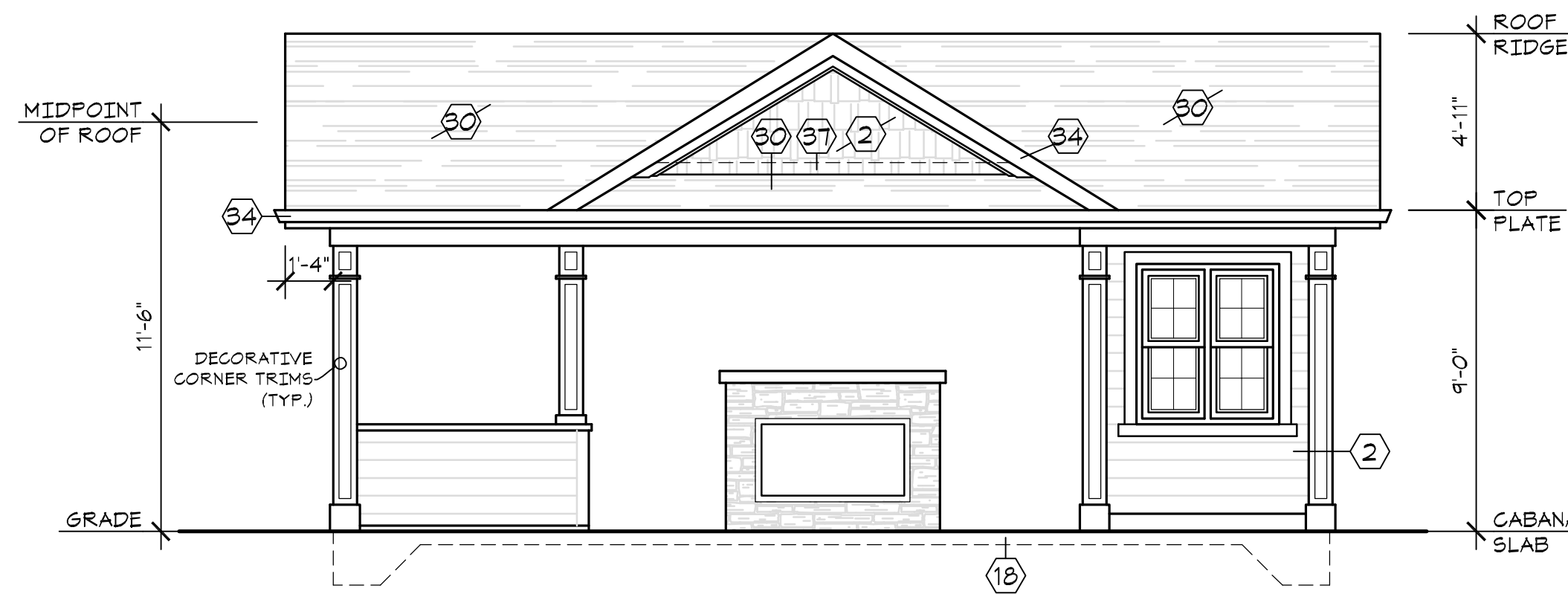


ROOF PLAN

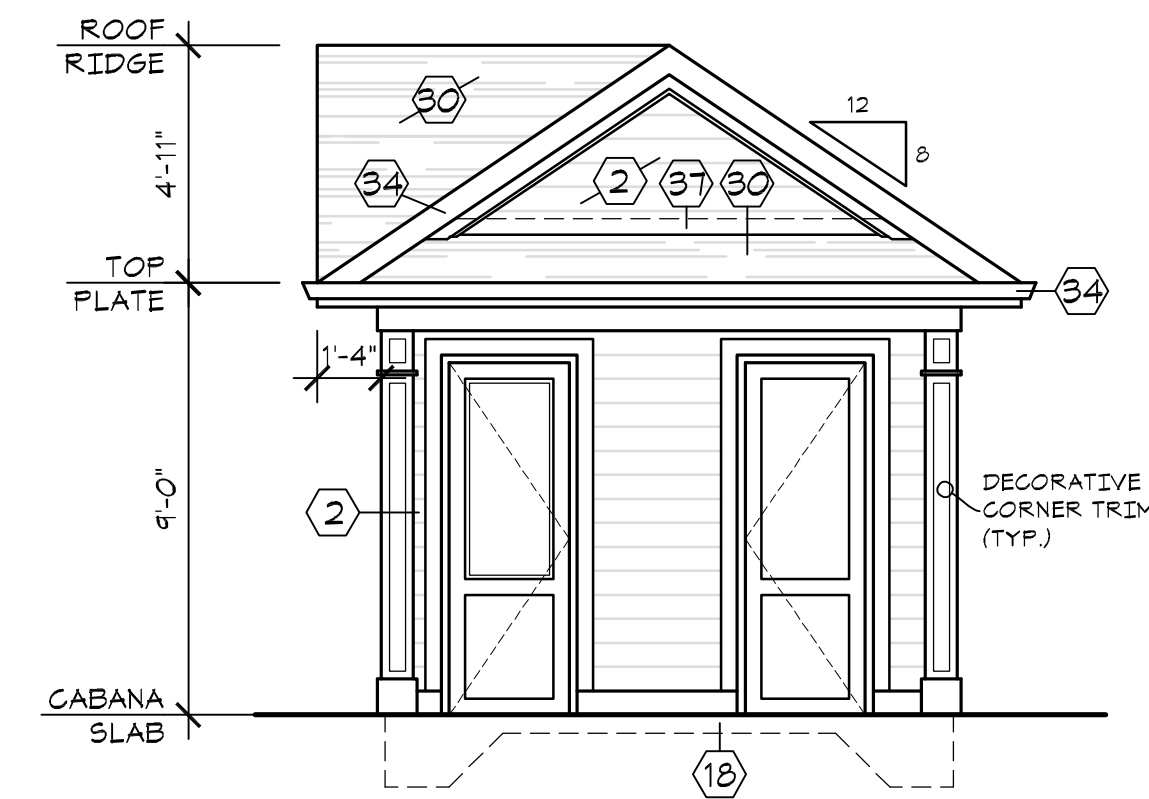
- Conventional Framing:
- All rafters 2"x6" spruce @16" o/c (unless noted otherwise)
 - Refer to roof plan for direction of rafters
 - Collar ties 2"x4" spruce @16" o/c (where possible)
 - Ridge boards 2"x8" spruce
 - Valley boards 2"x8" spruce
 - Hip boards 2"x8" spruce
 - Support all hip and valley boards with posts and/or dwarf walls where necessary and/or possible
- Roof Truss:
- Owner/Contractor must supply engineered truss drawings to Gregory Design and local building department for review
 - Refer to roof plan for direction of trusses
 - Any conventional framing must meet Ontario Building Code regulations
 - Roof trusses must not be manufactured prior to completion of foundation and verification of all dimensions
 - The Gregory Design Group assumes no responsibility for errors if dimensions for trusses are not verified



LEFT SIDE ELEVATION

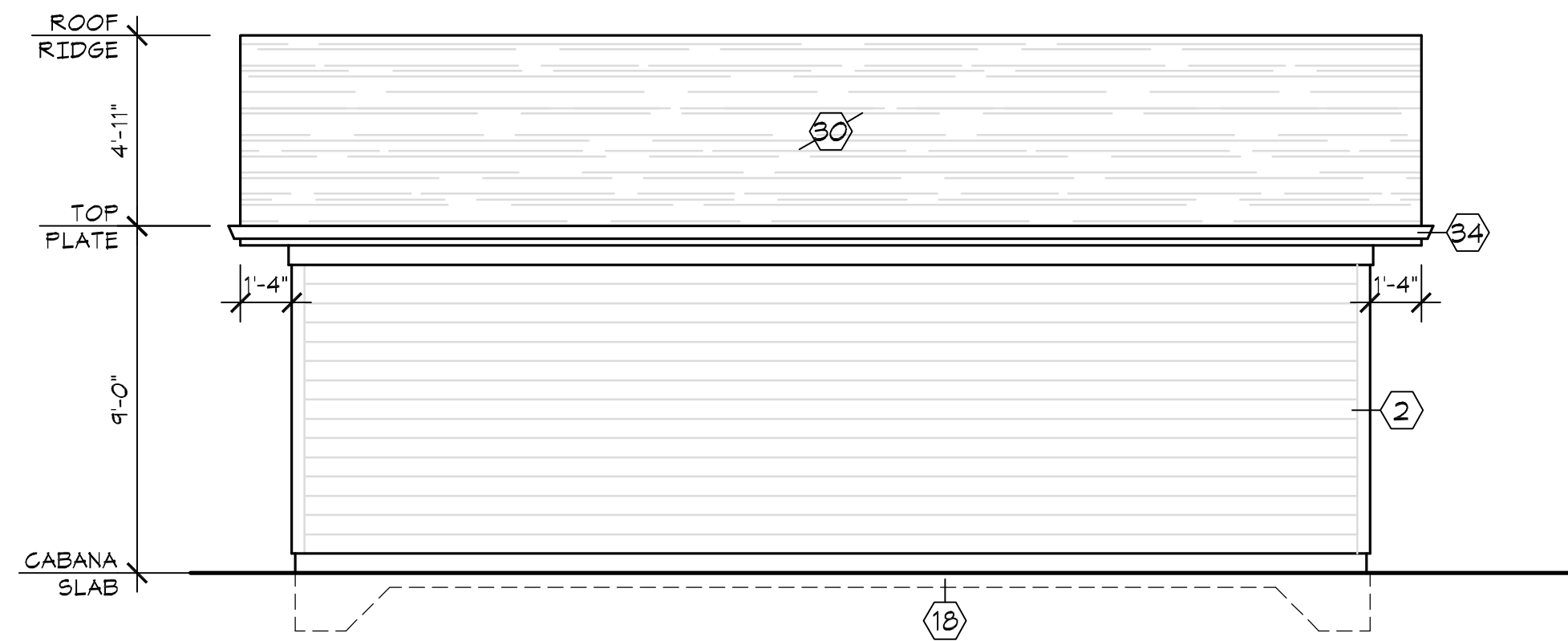


FRONT ELEVATION

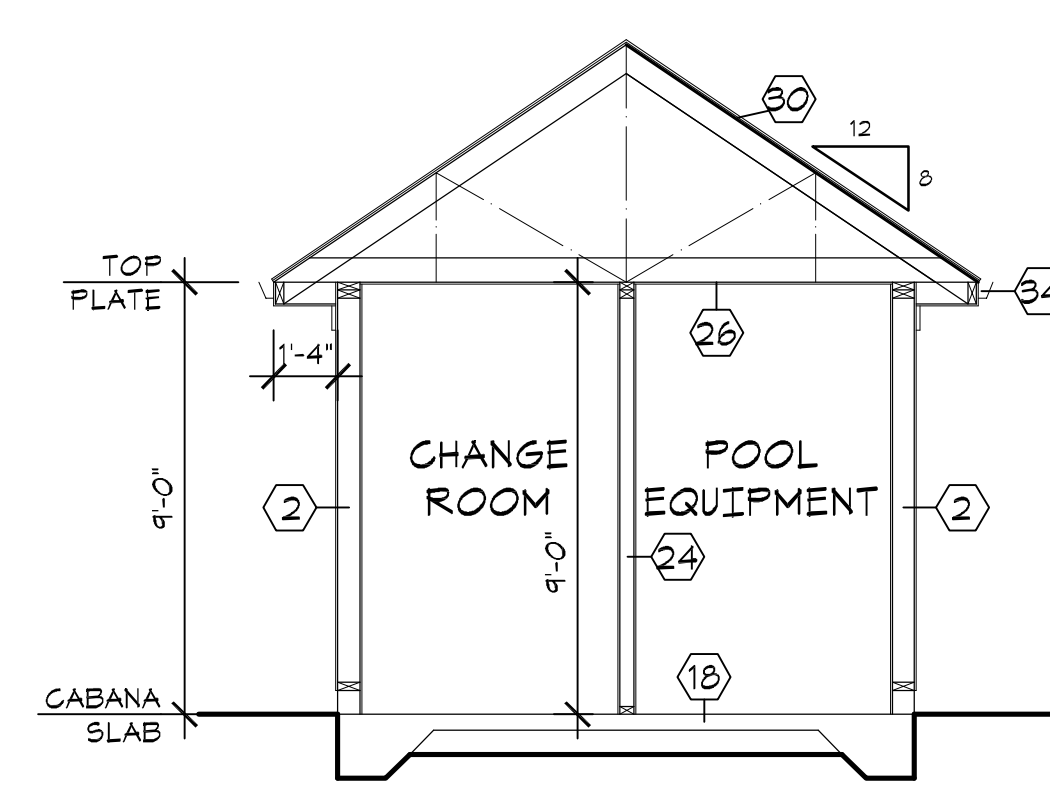


RIGHT SIDE ELEVATION

- Notes for Elevations:
- Pre-finished horizontal wood siding over 1"x3" vertical strapping where shown (colour to be determined)
 - Pre-finished "shake" siding over 1"x3" vertical strapping where shown (colour to be determined)
 - All windows to be double glazed panes in vinyl or aluminum clad frames. (colour to be determined)
 - All exterior door systems to be in vinyl or aluminum clad frames. (colour to be determined)
 - All roofing to be "IKO" Cambridge style asphalt shingles. (colour to be determined)
 - 6" wood frieze board to surround entire building below soffits. (colour to be determined)
 - Heavy gauge aluminum fascia, soffit, gutters, and downspouts to match existing.
 - Contractor must supply samples of materials and colours to the Owners for approval prior to installation on site.



REAR ELEVATION



BUILDING SECTION A-A

GENERAL NOTES:

ALL CONSTRUCTION IS TO CONFORM TO SECTION "9" OF THE ONTARIO BUILDING CODE (LATEST EDITION).

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Individual B.C.I.N. - 25025
Firm B.C.I.N. - 30506

Russ Gregory
NAME

SIGNATURE

PROJECT TITLE

PROPOSED CABANA
296 MAIN ST. N.
CITY OF MARKHAM

THE GREGORY
DESIGN GROUP

16 CHURCH STREET
MARKHAM, ONTARIO L3P 2L6
416-520-0978
shane@gregorydesigngroup.net

SCALE 1/4"=1'-0"	DATE 01/09/23
PROJECT NUMBER 2375-22	SHEET NUMBER A-1
DRAWN BY S.Gregory	
CHECKED BY R.G.	