



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: June 14, 2023

SUBJECT: Site Plan Control Application
27 Main Street North
Façade Alterations

FILE: 23 119600 SPC

Property/Building Description: Two-storey commercial building constructed in approximately 1970 as per municipal records

Use: Commercial

Heritage Status: 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 Site Plan Control application seeking permission to alter the façade (west elevation) of the property municipally-known as 27 Main Street North (the “Subject Property”) in order to improve its function and attractiveness to current and future commercial tenants;
- Modifications include the enlargement of the second storey window openings, the application of a new stucco finish, and the introduction of both a sign band and new exterior lighting. No structural alterations or expansion of the building envelope are proposed.

Background

Context

- The Subject Property is located on the east side of Main Street North between Highway 7 to the south and Centre Street to the north. Together with adjacent properties, the existing two-storey building forms part the “main street” of Markham Village with a series of at-grade commercial uses.

Heritage Policy

MVHCD Plan

- The Subject Property is categorized as a Type ‘C’ property. As described in Section 3.2 (‘Building Classification’) of the MVHCD Plan, Type ‘C’ properties possess the following characteristics within the District:
 - *These buildings do not relate to the historical character.*
 - *They do not reinforce the historical character.*
 - *Any redevelopment on a lot with this designation will be subject to the policies set out herein and handled in the same manner as a NEW BUILDING.*

Staff Comment

- Heritage Section staff (“Staff”) generally support the SPC application as it will improve the appearance and functionality of the building;
- Staff concur with the above-noted classification of the property within the MVHCD Plan, and find that the property in its current state does not constitute a significant heritage resource within the District. In its current form, there is insufficient daylighting to the second storey and the façade lacks differentiation in a manner consistent with historic commercial buildings on Main Street North. The alterations proposed by the applicant will remedy these issues and improve the appearance of commercial signage;
- Staff have advised the applicant to modify the submission to:
 - provide a more robust sign band;
 - indicate a lighting strategy for the commercial signage, and
 - revise the configuration of the second storey window units (if possible) to achieve a more symmetrical relationship between the piers.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed façade alterations as detailed in the Site Plan Control application submitted for 27 Main Street North provided that the design revisions suggested by Heritage Section staff are appropriately addressed to the satisfaction of Staff;

AND THAT future review of this and any other development application required to approve the proposed development be delegated to Heritage Section staff.

ATTACHMENTS:

Appendix ‘A’	Property Map
Appendix ‘B’	Photograph of the Subject Property
Appendix ‘C’	Drawings

Appendix 'A'

Property Map

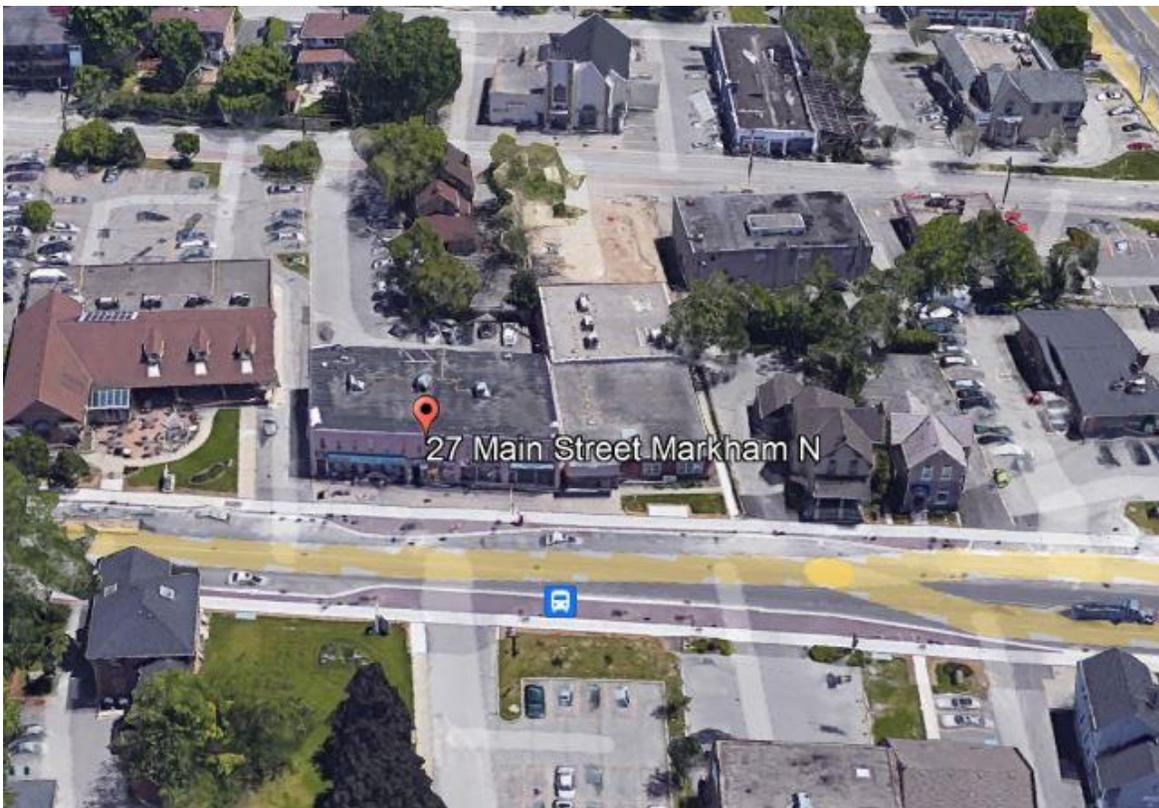


Property map showing the location of 27 Main Street North outlined in blue (Source: City of Markham)

Appendix 'B'
Images of the Subject Property



The west (primary) elevation of 27 Main Street North (Source: Google)



Aerial image of 27 Main Street North looking east (Source: Google)

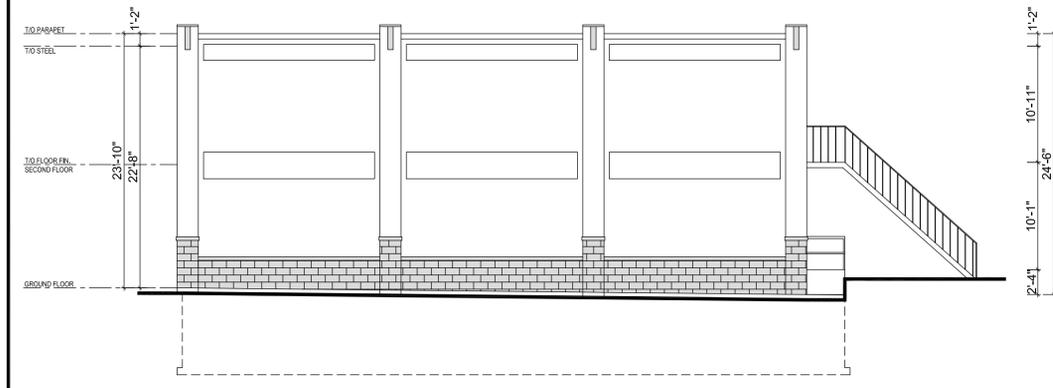
Appendix 'C'
Drawings



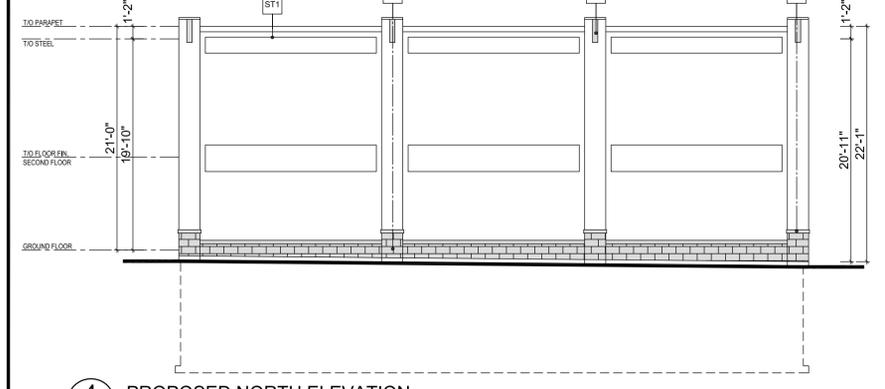
1 PROPOSED WEST ELEVATION (FRONT)
A2.1 SCALE 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION (REAR)
A2.1 SCALE 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION
A2.1 SCALE 1/8" = 1'-0"

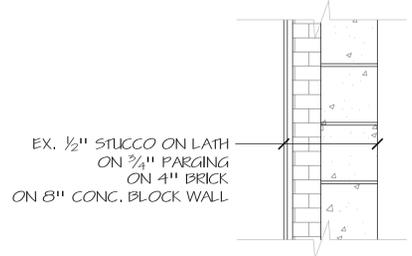


4 PROPOSED NORTH ELEVATION
A2.1 SCALE 1/8" = 1'-0"



PROPOSED FRONT ELEVATION CONCEPT

NOTE:
CURRENT SIGNAGE DESIGN IS FOR CONCEPTUAL APPEARANCE ONLY.
INDIVIDUAL SIGNS ARE TO BE DETERMINED LATER IN SIGN PERMIT APPLICATION AFTER COORDINATION WITH TENANTS.
CHARACTER OF SIGNAGE REMAINS AS PER DESIGN.



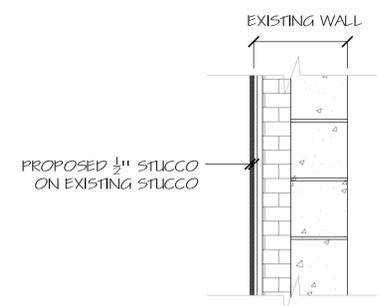
5 EX. STUCCO WALL DETAIL
A2.1 SCALE 1" = 1'-0"



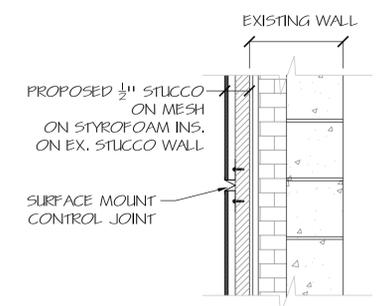
STUCCO COLOUR SAMPLE
COLOUR: TERRA COTTA



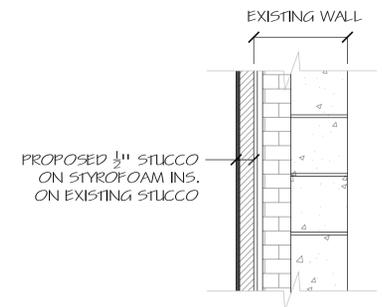
STUCCO COLOUR SAMPLE
COLOUR: WHITE



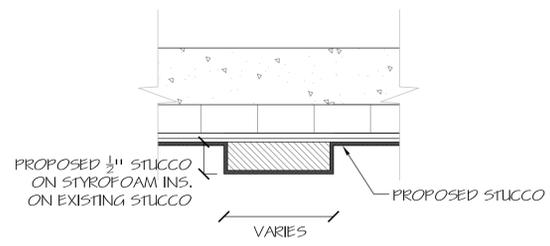
6 PROPOSED STUCCO WALL DETAIL
A2.1 SCALE 1" = 1'-0"



7 PROPOSED STUCCO WALL W/ JOINTS DETAIL
A2.1 SCALE 1" = 1'-0"



8 PROPOSED STUCCO WALL DETAIL
A2.1 SCALE 1" = 1'-0"



9 PROPOSED STUCCO WALL PLAN DETAIL
A2.1 SCALE 1" = 1'-0"

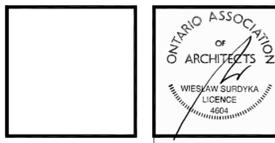
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS ON SITE. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED WITHOUT HIS PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL COUNTERSIGNED BY THE ARCHITECT. DRAWINGS ARE NOT TO BE SCALED.

PROPOSED MATERIAL LEGEND

- ST1 PROPOSED STUCCO
COLOUR: TERRA COTTA
- ST2 PROPOSED STUCCO
COLOUR: WHITE
- ST3 PROPOSED STUCCO WITH CONTROL JOINTS
COLOUR: WHITE
- CA PROPOSED SIGNAGE, ILLUMINATION AND SPECIFICATIONS TO BE DETERMINED LATER IN SIGN PERMIT APPLICATION
- GL PROPOSED ALUMINIUM FRAME WINDOW
COLOUR: CLEAR SILVER

NO.	DATE	REVISION/ISSUED FOR	BY
2	APR 24, 2023	MINOR SITE PLAN CONTROL SUBMISSION 3	
1	APR 26, 2023	MINOR SITE PLAN CONTROL SUBMISSION 2	

PROJECT NAME
PROPOSED EXTERIOR ALTERATIONS TO EXISTING COMMERCIAL BUILDING 27 MAIN STREET NORTH MARKHAM, ONTARIO



3645 KEELE STREET, 2nd FLOOR, STE 108
TORONTO, ONTARIO M3J 1M6
TEL (416) 630-2254 FAX (416) 630-5741
E-mail: surdykaarchitect@bellnet.ca

DRAWING TITLE

PROPOSED ELEVATIONS AND WALL DETAILS

DRAWN BY	DRAWING NO.
PLOTTED APR 26, 2023	A2.1
SCALE AS NOTED	
DATE	
PROJECT NO. 22-11	