



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** June 14, 2023

**SUBJECT:** Major Heritage Permit Application  
40 Rouge Street  
Proposed One-Storey Addition with Carport

**FILE:** 23 120000 HE

---

**Property/Building Description:** One-storey dwelling with detached garage constructed in 1954 as per MPAC records

**Use:** Residential

**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 Major Heritage Permit (HE) application seeking permission to expand and reclad the existing one-storey dwelling at 40 Rouge Street (the “Subject Property”);
- Single storey additions are proposed at the front and rear of the existing dwelling (north and south elevations, respectively) with a carport proposed along the west elevation. The existing detached garage will be retained;
- As per the applicant, relief from the zoning by-law is required for the proposed building depth. As currently drawn, the rear addition exceeds the permitted building depth by approximately 0.5 metres. A Minor Variance (“MNV”) application has not yet been submitted.

### **Background**

#### *Context*

- The Subject Property is located on the northwest corner of Rouge Street and Magill Street in an area of the MVHCD typified by substantial amounts of infill construction interspersed with post-war bungalows.

## **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 May 17, 2023 resulting in a decision deadline of August 15, 2023.

### *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”) support the Major Heritage Permit application as the scale, siting, and detailing of the proposal (e.g. materials, fenestration) improve the exterior appearance of the existing dwelling in a manner compatible with the heritage character of the District;
- 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. As such, the full recladding and expansion of the existing dwelling will not have an adverse impact on the heritage character of the MVHCD;
- Staff have advised the applicant to provide further details concerning the design of the proposed front porch column and to increase the size of the proposed columns supporting the carport so as to be more proportionate with the addition. Staff have also advised the applicant that the carport columns should be differentiated from the column proposed for the new front porch;
- Staff have no objection to the required variance for building depth and anticipate producing a supportive report for Committee of Adjustment consideration following submission of potential future MNV application.

## **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection from a heritage perspective to the proposed modifications detailed in the Major Heritage Permit application submitted for 40 Rouge Street 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*

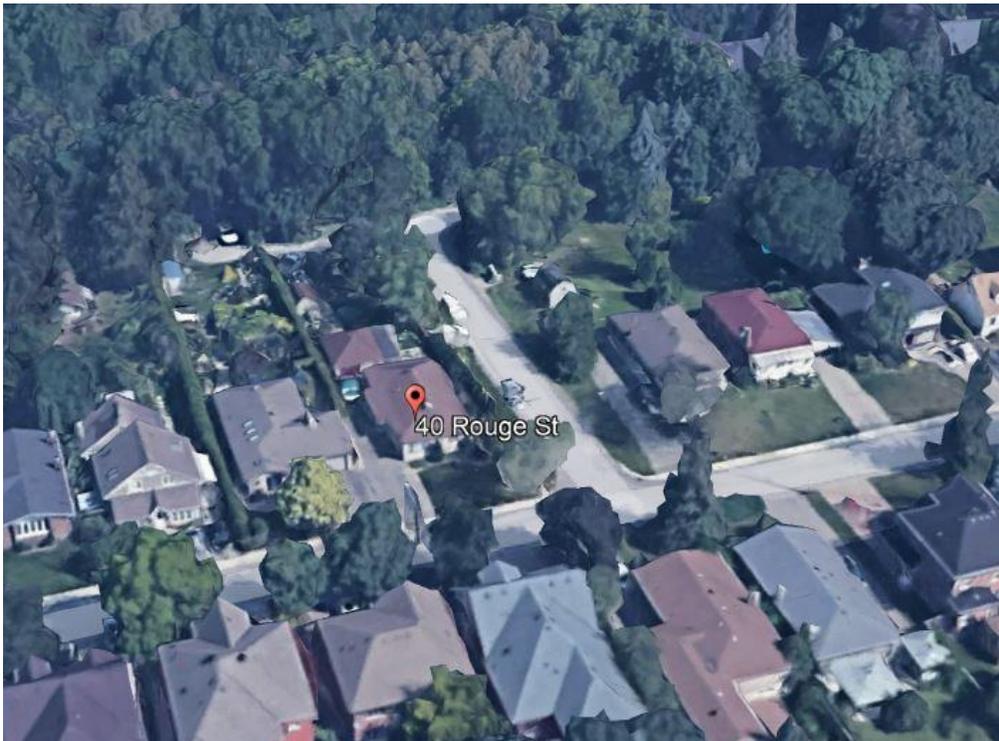


*Property map showing the location of 40 Rouge Street outlined in blue (Source: City of Markham)*

**Appendix 'B'**  
*Images of the Subject Property*



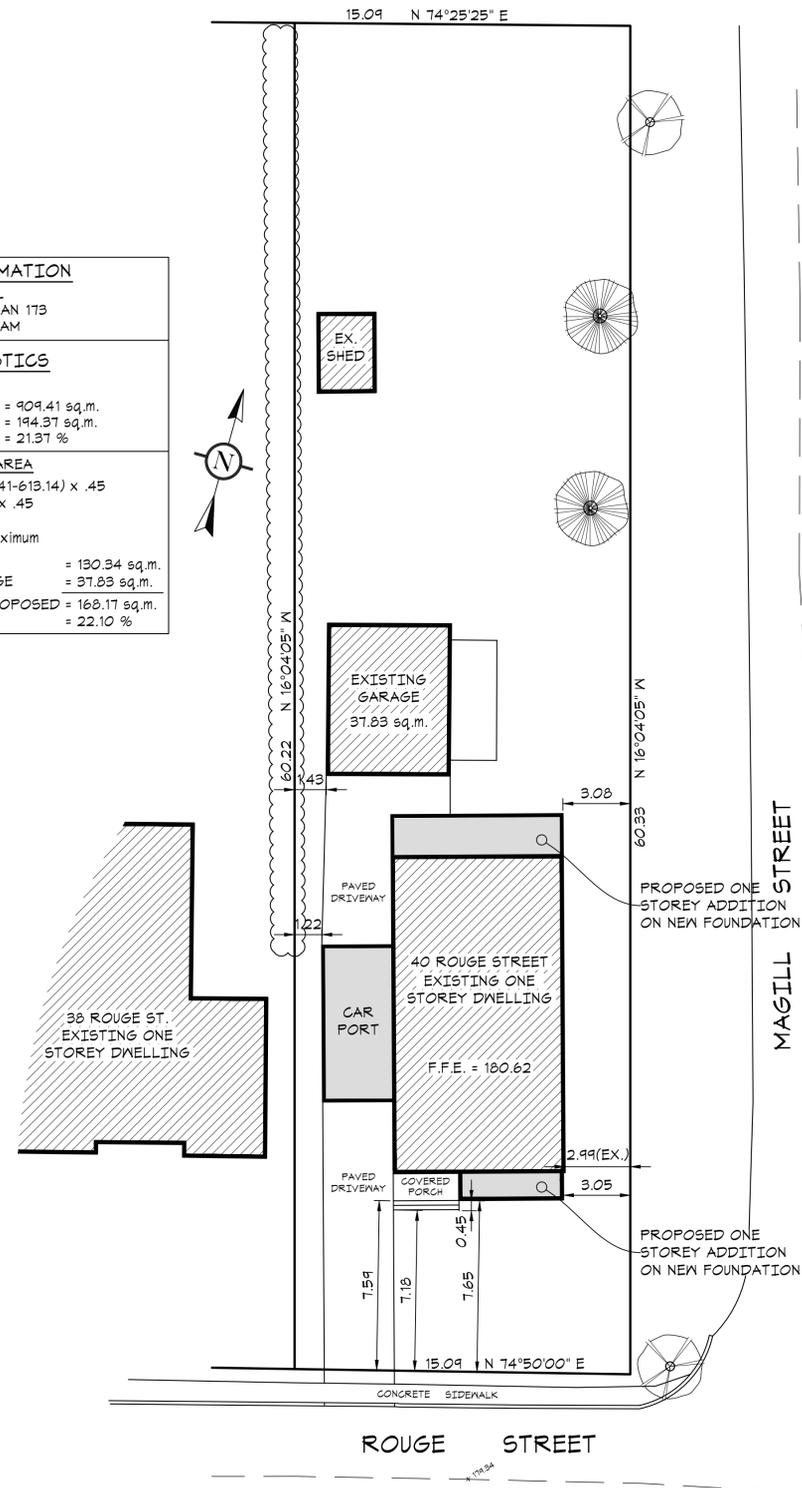
*The south (primary) elevation of 40 Rouge Street (Source: Google)*



*Aerial image of 40 Rouge Street looking northeast (Source: Google)*

**Appendix 'C'**  
*Drawings*

<b>SITE INFORMATION</b>	
LOT 14, BLOCK L REGISTERED PLAN 173 CITY OF MARKHAM	
<b>SITE STATISTICS</b>	
<b>LOT COVERAGE</b>	
LOT AREA	= 909.41 sq.m.
BUILDING AREA	= 194.37 sq.m.
LOT COVERAGE	= 21.37 %
<b>GROSS FLOOR AREA</b>	
$613.14 + 0.5(909.41 - 613.14) \times .45$	
$= 613.14 + 148.13 \times .45$	
$= 761.27 \times .45$	
$= 342.57$ sq.m. maximum	
G.F.A. HOUSE	= 130.34 sq.m.
G.F.A. EX. GARAGE	= 37.83 sq.m.
TOTAL G.F.A. PROPOSED	= 168.17 sq.m.
	= 22.10 %



**GENERAL NOTES:**

ALL CONSTRUCTION IS TO CONFORM TO SECTION "9" 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

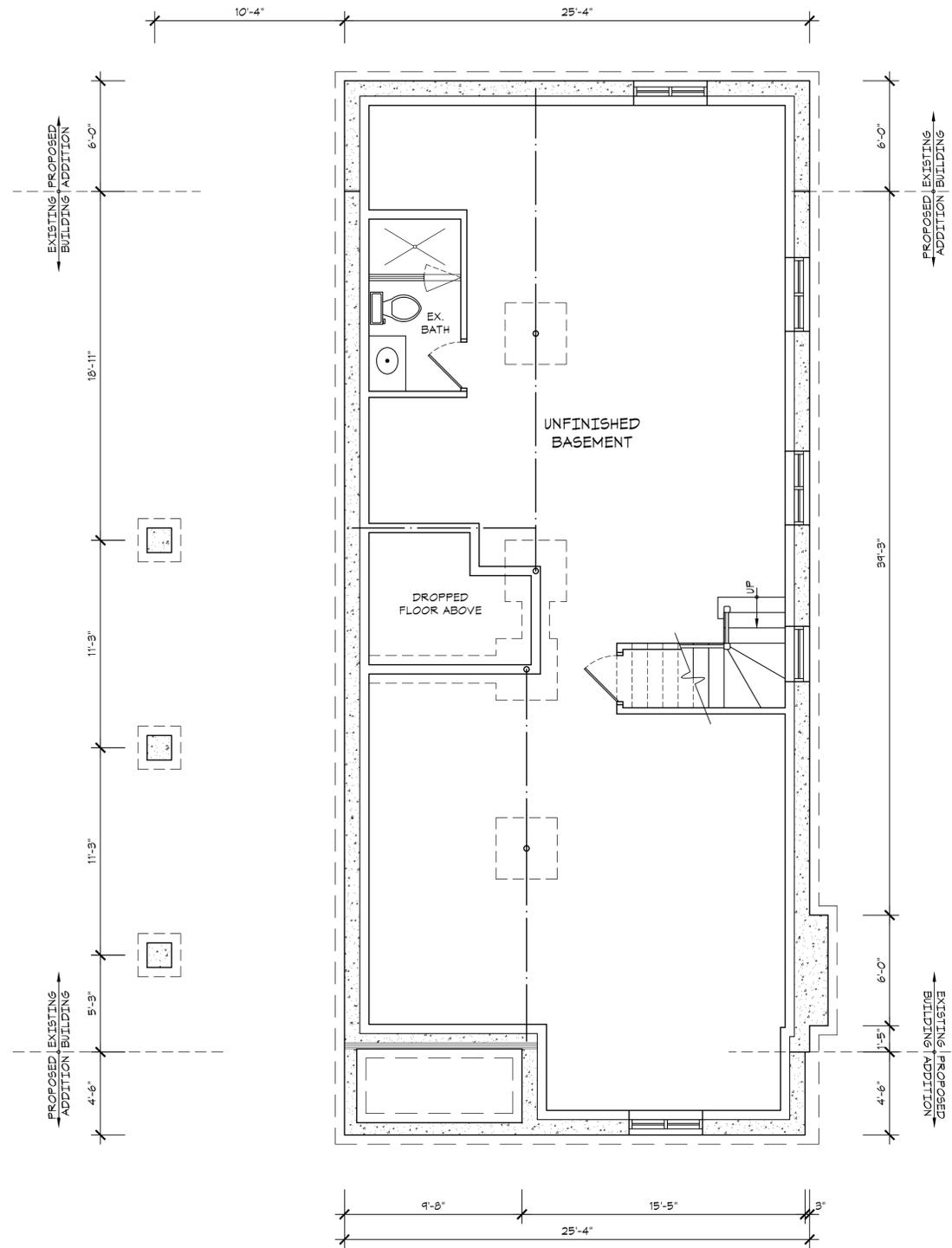
PROJECT TITLE

**PROPOSED DWELLING  
40 ROUGE STREET  
CITY OF MARKHAM**

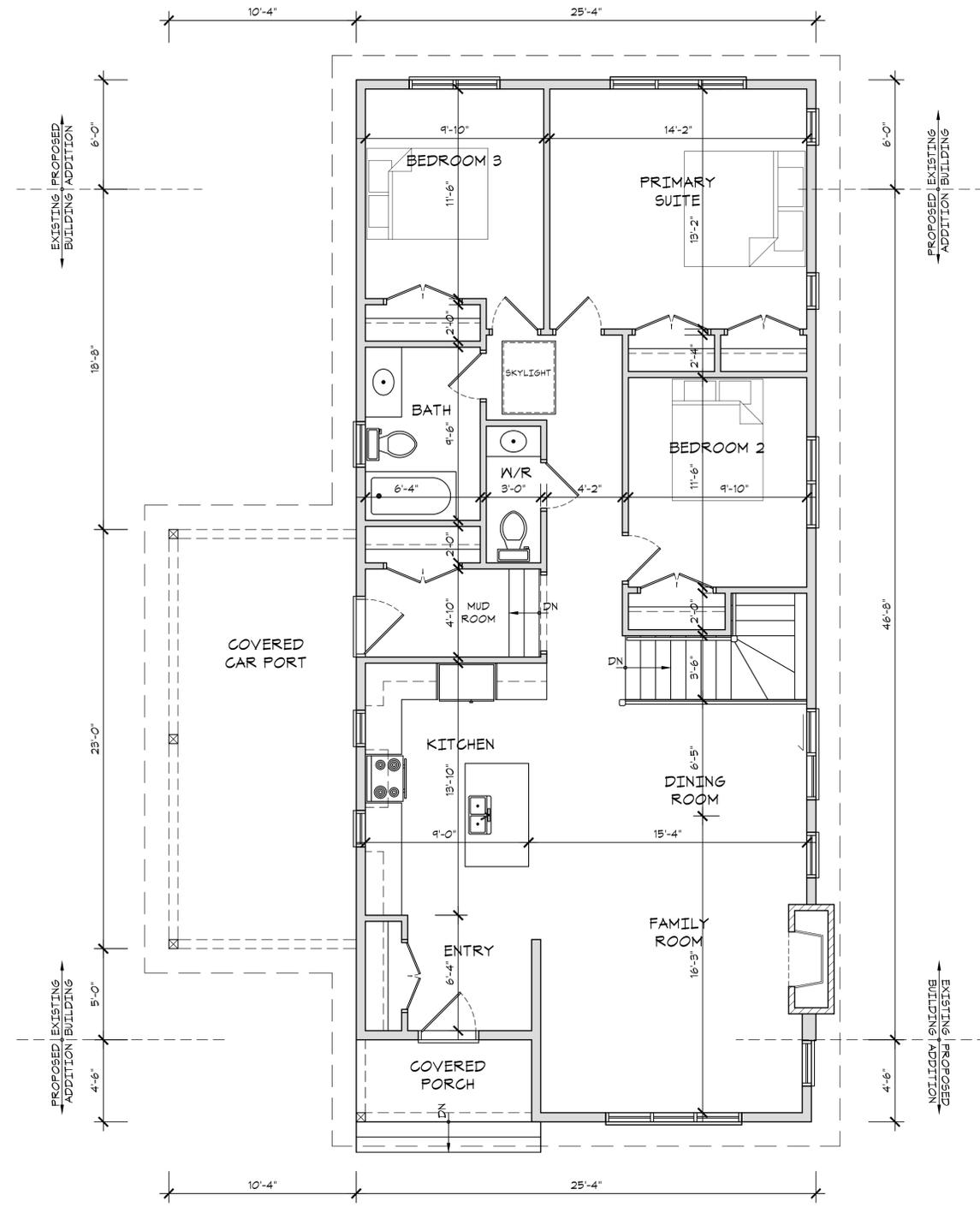
**THE GREGORY  
DESIGN GROUP**

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

SCALE	DATE
1:150	05/25/23
PROJECT NUMBER	SHEET NUMBER
2178-19	SP-1
DRAWN BY	CHECKED BY
S.Gregory	R.G.



**BASEMENT & FOUNDATION PLAN**  
PROPOSED LAYOUT



**MAIN FLOOR PLAN**  
PROPOSED LAYOUT  
EXISTING FLOOR AREA = 1,181 sq.ft.  
PROPOSED ADDITION = 222 sq.ft.  
TOTAL FLOOR AREA = 1,403 sq.ft. (130.34 sq.m.)  
BUILDING AREA = 1,685 sq.ft. (156.54 sq.m.)

GENERAL NOTES:  
ALL CONSTRUCTION IS TO CONFORM TO SECTION "9" 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 DWELLING  
40 ROUGE STREET  
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 05/25/23
PROJECT NUMBER 2178-19	SHEET NUMBER <b>A-1</b>
DRAWN BY S.Gregory	CHECKED BY R.G.



**FRONT ELEVATION**

**NOTES FOR ONE STOREY ADDITION ELEVATIONS:**

- Pre-Finished horizontal wood siding over 1"x3" vertical strapping where shown (colour to be determined)
- Pre-Finished "shake" style siding over 1"x3" horizontal strapping where shown (colour to be determined)
- Ontario size brick veneer to be installed on chimney (colour to be determined)
- Pre-Finished 1/2"x3 1/2" corner trim boards (colour to be determined)
- Pre-Finished 1/2"x3 1/2" window trim boards (colour to be determined)
- All windows to be double glazed panes in wood or vinyl clad frames. (colour to be determined)
- All exterior door systems to be in wood or vinyl clad frames. (colour to be determined)
- All roofing to be Cambridge style (or equal) asphalt shingles. (colour to be determined)
- 6" wood Frieze board to surround entire addition 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 Gregory Design Group and Heritage Markham for approval prior to installation on site.



**RIGHT SIDE (EAST) ELEVATION**

**GENERAL NOTES:**

ALL CONSTRUCTION IS TO CONFORM TO SECTION "A" 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 DWELLING  
40 ROUGE STREET  
CITY OF MARKHAM**



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

SCALE 1/4"=1'-0"	DATE 05/25/23
PROJECT NUMBER 2178-19	SHEET NUMBER A-2
DRAWN BY S.Gregory	CHECKED BY R.G.



REAR ELEVATION

- NOTES FOR ONE STOREY ADDITION ELEVATIONS:
- Pre-finished horizontal wood siding over 1"x3" vertical strapping where shown (colour to be determined)
  - Pre-finished "shake" style siding over 1"x3" horizontal strapping where shown (colour to be determined)
  - Ontario size brick veneer to be installed on chimney (colour to be determined)
  - Pre-finished 1/2"x3/2" corner trim boards (colour to be determined)
  - Pre-finished 1/2"x3/2" window trim boards (colour to be determined)
  - All windows to be double glazed panes in wood or vinyl clad frames. (colour to be determined)
  - All exterior door systems to be in wood or vinyl clad frames. (colour to be determined)
  - All roofing to be Cambridge style (or equal) asphalt shingles. (colour to be determined)
  - 6" wood frieze board to surround entire addition 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 Gregory Design Group and Heritage Markham for approval prior to installation on site.



LEFT SIDE (WEST) ELEVATION

GENERAL NOTES:  
 ALL CONSTRUCTION IS TO CONFORM TO SECTION "9" 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

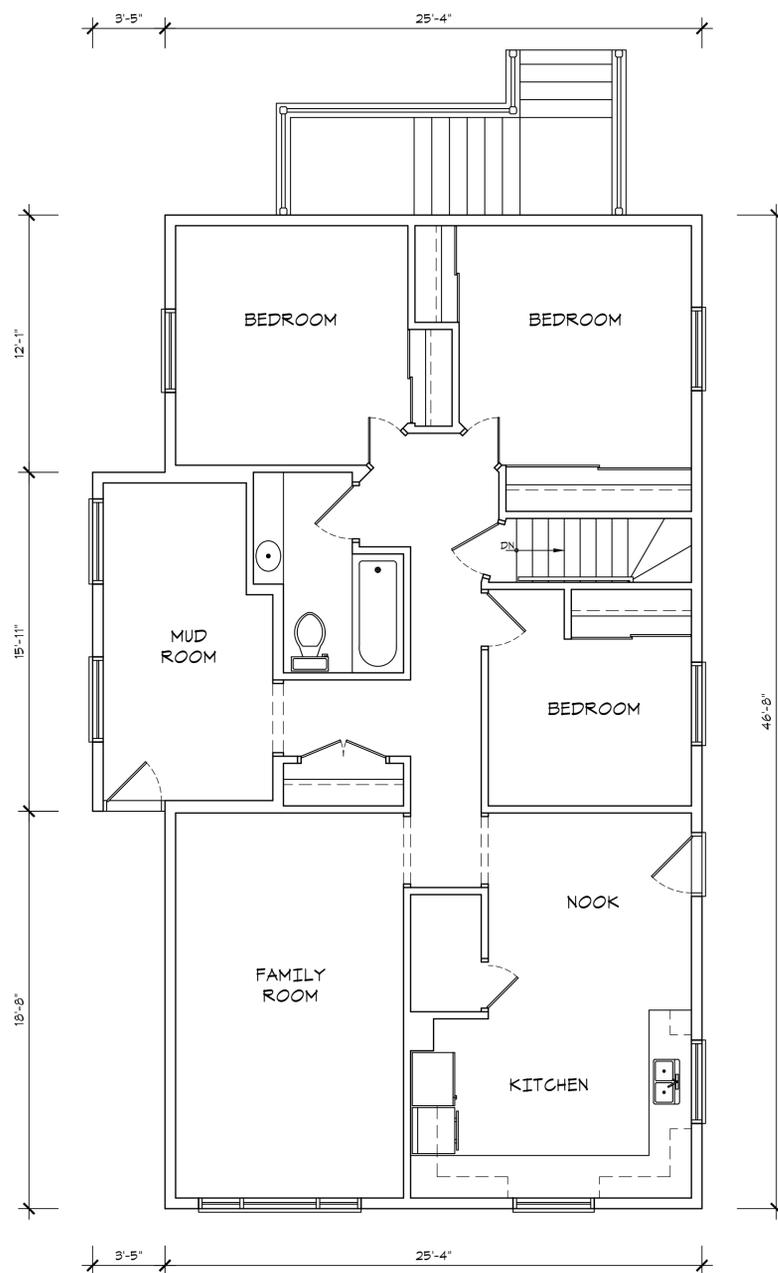
I review and take responsibility for the design work on behalf of a firm registered under subsection 3.2.4 of Division C, of the Building Code. I am qualified, and the firm is registered, in the appropriate classes/categories.

Individual B.C.I.N. - 25825  
 Firm B.C.I.N. - 30506  
 Russ Gregory  
 NAME SIGNATURE

PROJECT TITLE  
**PROPOSED DWELLING  
 40 ROUGE STREET  
 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 05/25/23
PROJECT NUMBER 2178-19	SHEET NUMBER <b>A-3</b>
DRAWN BY S.Gregory	CHECKED BY R.G.



**GROUND FLOOR PLAN**  
EXISTING LAYOUT

GENERAL NOTES:  
 ALL CONSTRUCTION IS TO CONFORM TO SECTION "9" 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 DWELLING**  
**40 ROUGE STREET**  
**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 05/25/23
PROJECT NUMBER 2178-19	SHEET NUMBER <b>A-4</b>
DRAWN BY S.Gregory	CHECKED BY R.G.