



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: July 12, 2023

SUBJECT: Committee of Adjustment Variance Application
86 John Street, Thornhill
Proposed Coach House
A/106/23

Property/Building Description: One-and-a-half storey detached dwelling and detached garage constructed in 1914 as per MPAC records.

Use: Residential

Heritage Status: Designated under Part V of the *Ontario Heritage Act* as a constituent property of the Thornhill Heritage Conservation District (“THCD”).

Application/Proposal

- The City has received a Committee of Adjustment (“COA”) application seeking variances to enable the future construction of a coach house containing amenity space, two residential units, and a four car garage (tandem parking) at 86 John Street (the “Subject Property” or the “property”);
- An enclosed one-storey link is proposed to connect the coach house with the rear elevation of the existing dwelling. The existing garage is proposed to be removed to accommodate the coach house;
- The applicant has not yet submitted a Major Heritage Permit or Demolition application for the Subject Property as they wish to first secure COA approval for the proposed variances;
- COA consideration of the application is tentatively scheduled for July 26, 2023.

Requested Variances to the Zoning By-laws

The applicant requires the following relief from By-law 2237, as amended, to permit:

a) By-law 2237, amending By-law 101-90, Section 1.2 (iv):

a building depth of 35.4 metres; whereas the By-law allows a maximum building depth of 16.8 metres;

b) By-law 2237, Section 6.1:

a rear yard setback of 4 feet and 11 inches, whereas the By-law requires a minimum rear yard setback of 30 feet.

as it relates to a proposed coach house with a one-storey connection to the main dwelling.

Background

On-site Context

- The Subject Property contains a one-and-a-half storey dwelling and a detached garage located immediately to the north the heritage dwelling.

Area Context

- The Subject Property is located on the north side of John Street between Charles Lane to the west and Leahill Drive to the east in an area characterized by low-rise residential properties. Extensive tree cover is present on and adjacent to the Subject Property.

Thornhill Heritage Conservation District Plan

Categorization within the THCD Plan

- The Subject Property is categorized as ‘Class A – Buildings of Major Importance to the District’. As described in Section 2.2.2 (‘Building/Property Classification’) of the THCD Plan, Class A properties possess the following qualities:
 - *They possess cultural heritage value;*
 - *They are buildings and properties that maintain the heritage character of the District pre-1900;*
 - *These buildings possess heritage attributes or character defining elements such as historic materials, features, characteristics, forms, locations, spatial configurations, uses or historical associations that contribute to the cultural heritage value of the District. For example, a building may represent a historic architectural style or may have historic claddings, windows, architectural features, verandas or landscape elements;*
 - *Includes properties designated under Part IV of the Ontario Heritage Act and buildings identified as being of architectural significance in the 1986 Heritage District Plan.*

Staff Comment

Requested Variances

- Note that the rear yard setback of 30 feet is the development standard because the coach house is attached to the main house by a link and therefore the entire building mass is considered the main house from a zoning perspective;
- Heritage Section staff (“Staff”) generally have no objection to the variances from a heritage perspective (see request for increased rear yard setback). The siting and scale of the proposed coach house does not diminish the prominence of the heritage dwelling as viewed from the street. Further, the introduction of new residential units represents a gentle form of intensification that allows the THCD to play a constructive role in addressing the housing shortage;
- The coach house has been programmed to reduce overlook and privacy concerns for adjacent property owners. Those spaces that are most frequently used and/or require

larger windows have been placed along the south and east elevations of the coach house where they are the farthest from adjacent dwellings;

- Staff also have no objection to the construction of the one-storey link as it provides the benefit of a weather protected circulation route between the main dwelling and the proposed coach house while still maintaining the legibility of both as distinct elements.

Suggested Refinements

- Staff recommend an increased rear yard setback to 6 feet to provide greater opportunity for landscaping along the northern property line. It is also recommended that a landscape strategy for this location be provided as part of a future Major Heritage Permit application for the Subject Property.

Future Removal of the Existing Garage

- While the existing garage is identified as a heritage attribute within the THCD Plan, it is the understanding of Staff that the structure is in poor condition. As such, Staff have no objection to its proposed removal (refer to photographs of the garage in Appendix 'B');
- As the Subject Property is designated under the *Ontario Heritage Act*, consideration by the Heritage Markham Committee, and approval by City Council is required to permit the demolition of the existing garage.

Conceptual Design

- Staff are generally supportive of the design of the proposed coach, and recommend that the Committee delegate to Staff the review and approval of a future Major Heritage Permit application;
- Staff encourage the applicant to provide greater differentiation in exterior appearance (e.g. cladding) between the proposed coach house and the heritage dwelling so as to ensure the prominence of the heritage resource.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the requested variance for building depth for 36 John Street, but recommends an increase in the rear yard setback variance to 6 feet;

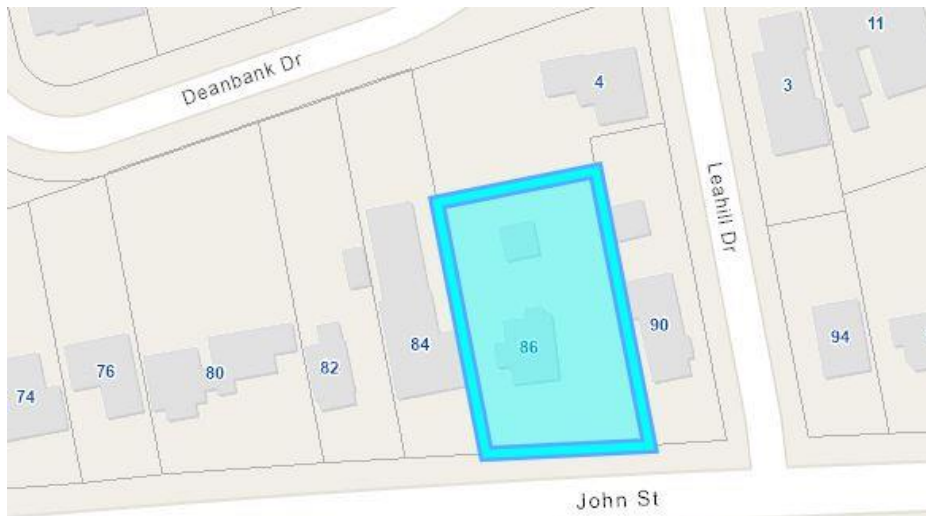
AND THAT future review of a Major Heritage Permit application, and any other application required to enable the proposed development, be delegated to Heritage Section staff should the design be substantially in accordance with the drawings as appended to this memo.

ATTACHMENTS:

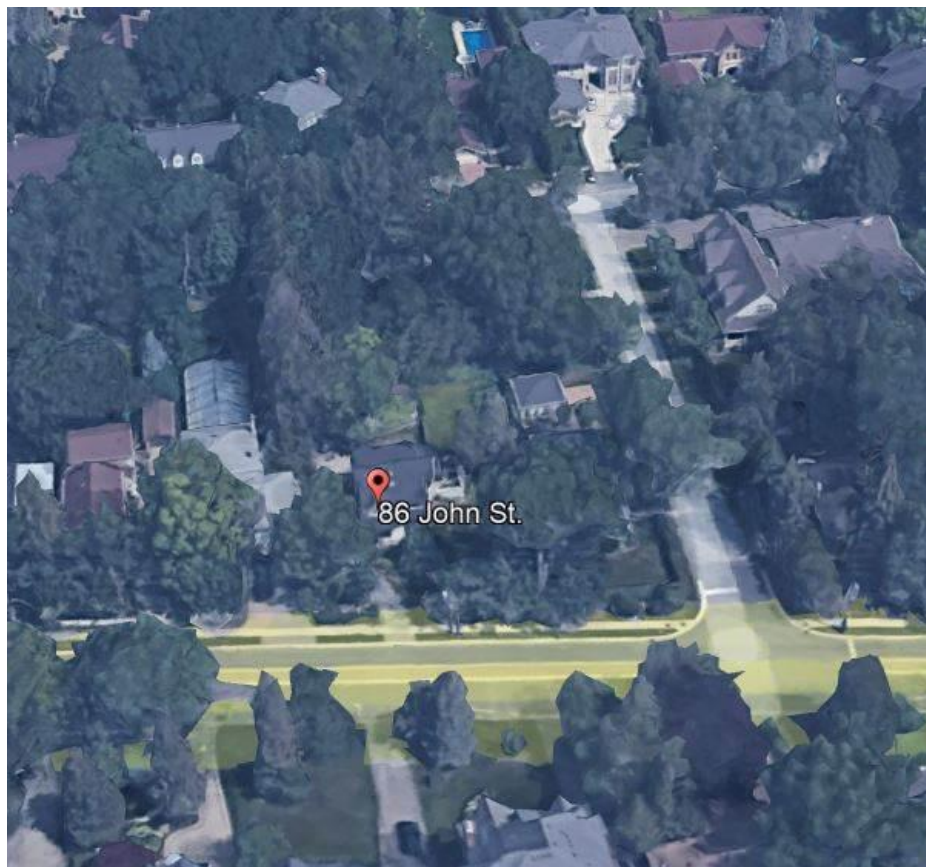
Appendix 'A'	Location Map and Aerial Image of the Subject Property
Appendix 'B'	Image of the Subject Property
Appendix 'C'	Thornhill HCD Inventory – 86 John Street
Appendix 'D'	Drawings

Appendix 'A'

Location Map and Aerial Image of the Subject Property



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



Aerial image looking north towards the Subject Property showing the dense tree cover typical of the District [outlined in blue] (Source: Google Earth)

Appendix 'B'

Images of the Subject Property



The south (primary) elevation of heritage dwelling on the Subject Property (Source: Google)



Rear Garage (Source: Heritage Section Photo Collection)



Rear Garage, 2020 (Heritage Section Photo Collection)

Appendix 'C'

Thornhill HCD Inventory – 86 John Street

Thornhill Heritage Conservation District Inventory



Billerman House

Location: 86 John Street
 Year Built: Circa 1912-1914, renovation in 2002
 Style: Arts-and-Crafts Craftsman Bungalow
 Storeys: 2
 Classification: A

Foundation:
 Cladding: Stucco, clapboard.
 Roof: Cross-gable, shed & front-gable dormers, asphalt shingles.
 Windows: Casements.

Description: Sited sideways. Principal facade, on the left, is a 3-bay composition, with the entry in the centre flanked by octagonal bay windows. Front-gable entry porch has stucco walls, with unique 'lily pad' arched openings. Upstairs a broad front-gable has paired windows over the entry and single windows flanking. The street facade has two bays, with an A-B-B-A window to the left and a small hexagonal oriel to the right. The dormers above reflect the glazing pattern below. Very mature landscape with large trees.

Archives: Weaver 32, 33. Heritage Easement.

History: Built in 1912 for the Billerman family, and in their hands until 1998 after the death of George Billerman, son of the builder. Family accounts say it was intended to be 2-1/2 or 3 storeys tall, but the scheme wasn't completed due to financial constraints. Interior panels came from Queens Park after a fire in one of its wings in the early 1900s, and the panel backs are stamped with installation notes like 'Queens Park-North Corridor'. A very skillful and sensitive second-floor addition was completed in 2002 by Darryl Simmons and Nancy Capelli. See comments. Subject to a Conservation Easement with the Town.

Comments: The house is very interesting, both in its original form, and in its current state. The insubstantial roof edge and overhang on the original, compared with robust details on the ground floor (the brackets under the oriel window, for instance), lends credence to the story of the truncated construction.

The renovation has preserved all of the elements of the original cottage, and added an accurate rendition of a Craftsman style addition. This creates impression that the original owner added to the house a decade or so later, and it can be a successful design strategy for large additions. It distinguishes between the original building and the addition, but retains an overall historic character.

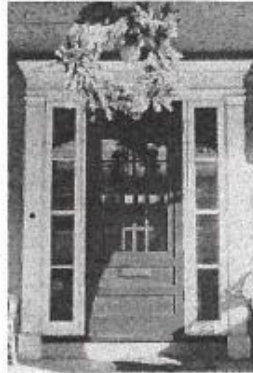


Thornhill Heritage Conservation District Inventory

86 John Street Continued



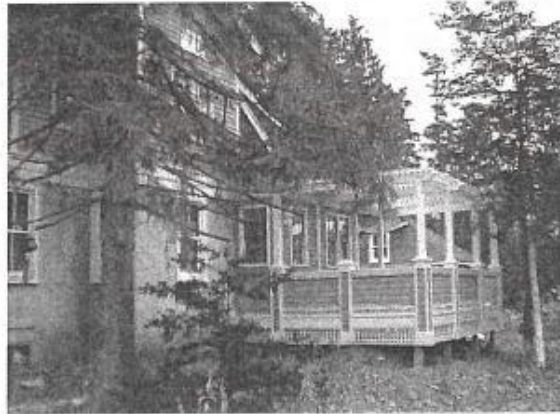
The Weaver Collection #32, November 1969.



Behind the Art-Nouveau-ish lily-pad porch is a surprisingly Georgian front entry, with strong moldings and a dentilled cornice. THCD photograph.



From the clothes, this looks like the 1920s. THCD photograph.



A gazebo/deck was part of the addition. THCD photograph.

Statement of Cultural Heritage Value or Interest

The Billerman House is a fine example of Arts and Crafts Movement influenced architecture from the early 20th century. The stuccoed first phase of the house was constructed in 1912-13 as a one storey structure. The Billermans resided here until 1998, a significant period of occupancy for a residence by one family. The design of the house has a pleasing asymmetry and informal finish typical of domestic architecture following the Arts and Crafts aesthetic. The original intent of the builder was a more substantial house of 2 ½ to 3 storeys, but financial constraints limited the scale of the house to one storey. In 2002, a frame second storey designed using classic American Arts and Crafts Movement features was added by a new owner, completing the vision of a larger dwelling.

Description of Heritage Attributes

Exterior character-defining attributes that embody the cultural heritage value of 86 John Street include:

- original stucco-clad house at ground floor level
- sympathetic frame second storey addition
- wood multi-paned casement windows
- canted bay windows and bracketed bay window at ground floor level
- main doorcase with Classical surround, sidelights and partially glazed door
- gable roofed stucco porch with heart-shaped openings
- carriage house with small shed roofed dormers.

Appendix ‘D’

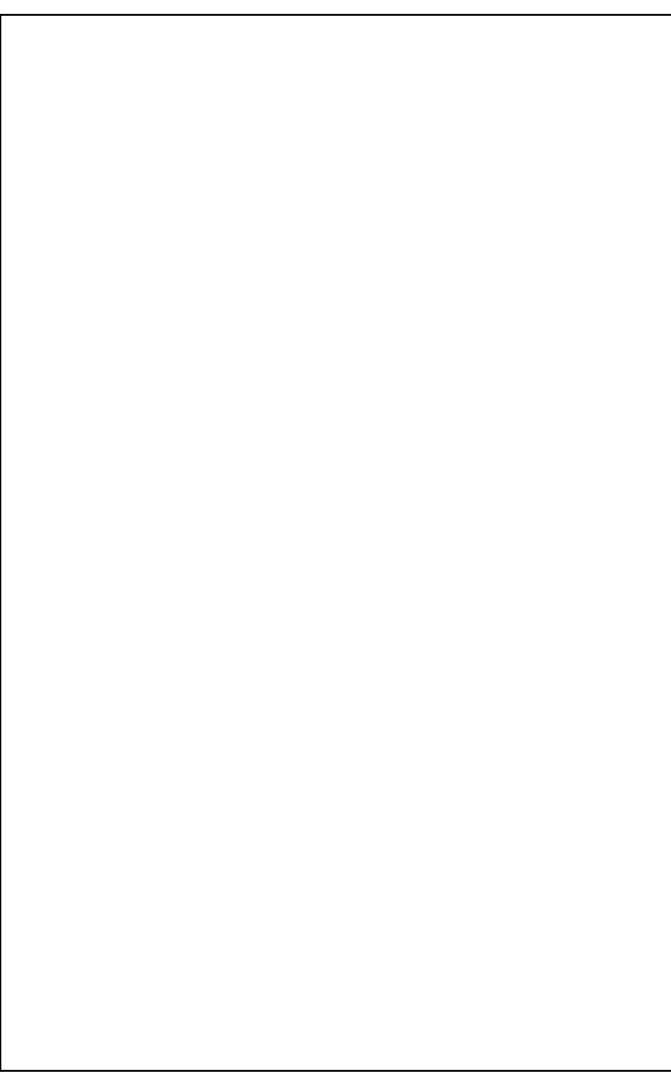
Drawings

Site Statistics			
	BY-LAW	EXISTING	PROPOSED
1. ZONING	R2-Second Density Single Family Residential under By-Law 2237 as amended, Parking By-Law 28-97, Deck By-Law 142-95		
3. LOT FRONTAGE (min)	75.0 ft	100.91ft	100.91ft
2. LOT AREA (min)	9,750.0ft ²	16,478.6ft ² (1530.90m ²)	16,478.6ft ² (1530.90m ²)
4. SETBACKS (min)	FRONT YARD = 27.0ft SIDE YARD (on each side) = 1.8m SIDE YARD (1 storey portion) = 1.2m REAR YARD = 30.0ft	FRONT YARD = 42.02ft SIDE YARD (on each side) = 5.41m SIDE YARD (1 storey portion) = 12.54m REAR YARD DEPTH = 74.48ft	FRONT YARD = 42.02ft SIDE YARD (on each side) = 1.84m SIDE YARD (1 storey portion) = 11.51m REAR YARD DEPTH = 4.98ft
5. BUILDING HEIGHT (max)	9.8m	BUILDING HEIGHT = 8.80m	BUILDING HEIGHT = 9.21m
6. BUILDING AREA	N/A	118.09m ²	343.07m ²
6. GROSS BUILDING AREA	N/A	204.94m ²	593.82m ²
7. NUM. OF STOREYS (max)	2 STOREYS	2 STOREYS	2 STOREYS
8. LOT COVERAGE (max)	33-1/3 percent	7.71 percent	22.41 percent
9. NET LOT AREA:	9,750ft ² + [(16,478.6ft ² - 9,750ft ²) / 2] = 13,114.3 ft ² Net Lot Area		
10. FLOOR AREA RATIO (max)	50% of NET LOT AREA = 6,557.15ft ² (max) 609.17m ² (max permitted)		
11. DEPTH (max)	18.8m 2 Storey / 18.9m with Conditions	14.60m	33.40m



Proposed Site Plan 1.10

Scale: 1:100



DETAIL
NUMBER

DRAWING
NUMBER

2	Stats Rev NLA.FAR	02 / 05 / 2023
1	Issued for Client Review	12 / 04 / 2023

No.	Description	Date
-----	-------------	------

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION

Scott Rushlow	29726
NAME	SIGNATURE
	BCIN

REGISTRATION INFORMATION

Scott Rushlow Associates Ltd	35924
FIRM	BCIN

SCOTT RUSHLOW
a s s o c i a t e s L t d

111-111 Upper Duke Cres Markham ON L6G 0C8 905.852.5595

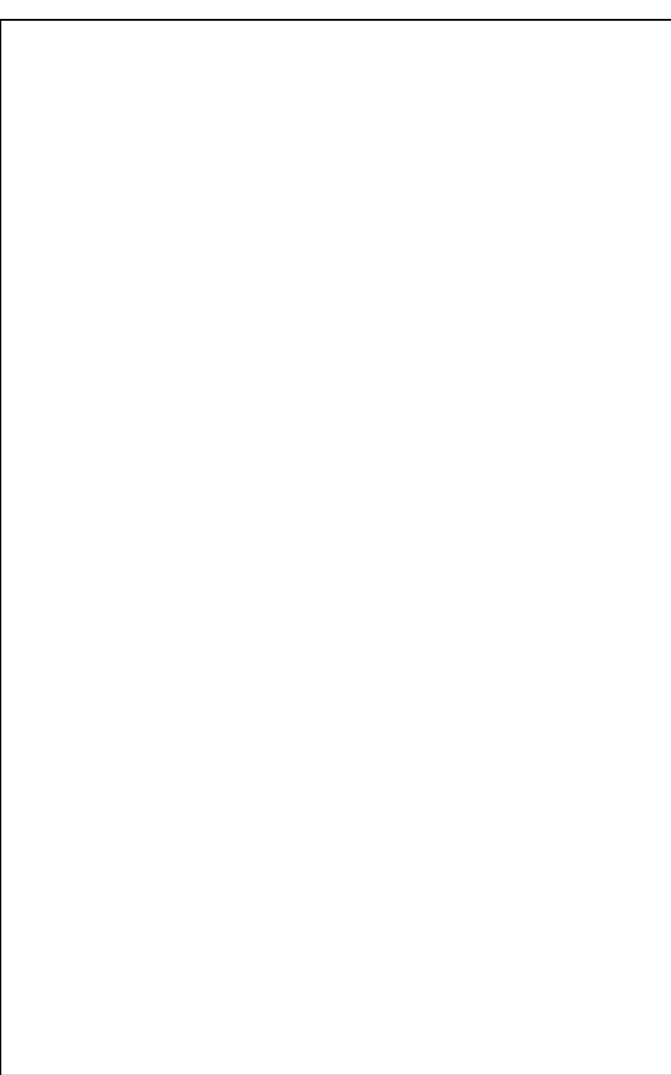
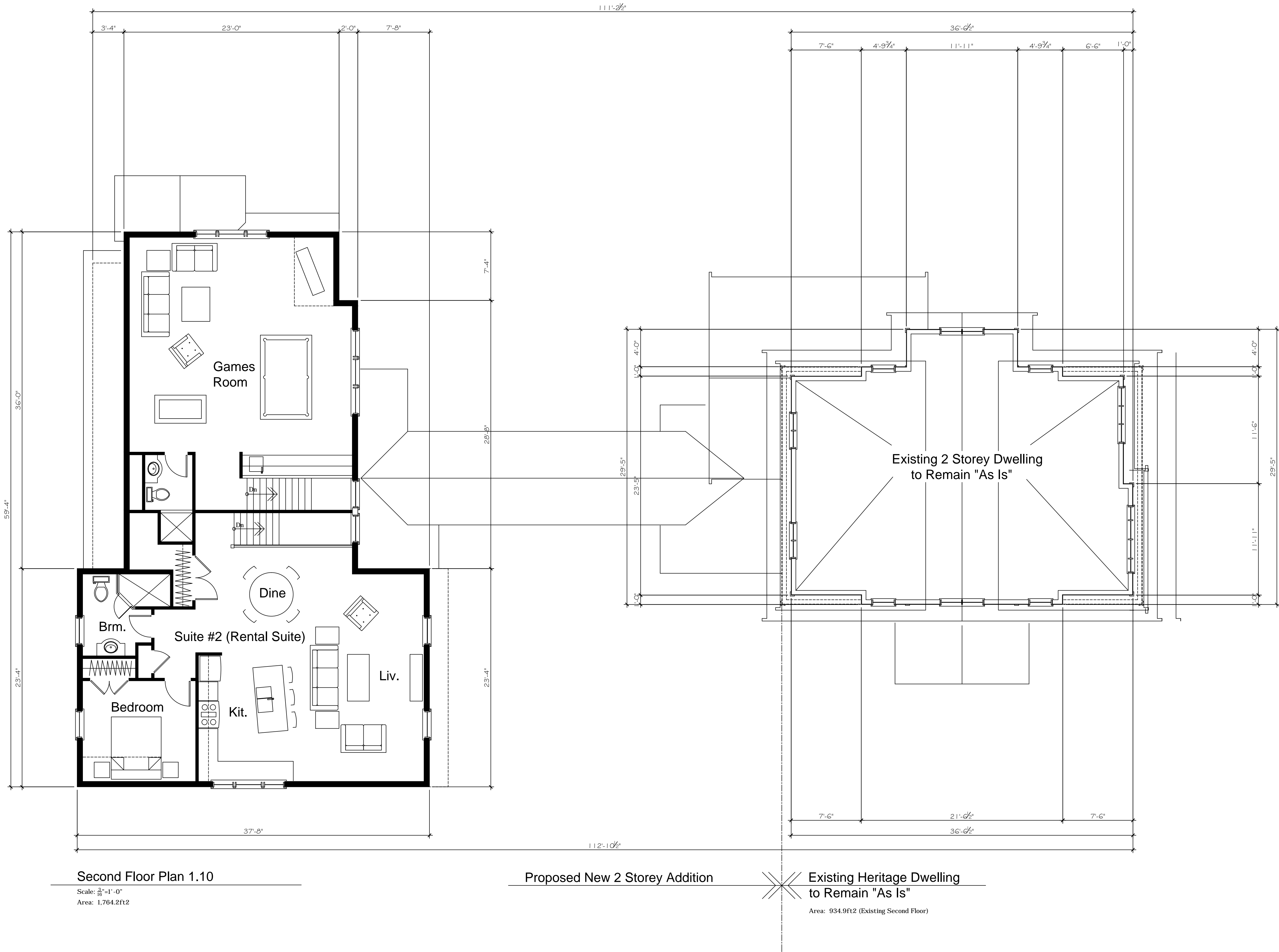
PROJECT

**Capelli / Simmons
Residence**
86 John Street
Markham, Ontario
(Part of Lot 30, Concession 1)

DRAWING TITLE

Site Plan 1.10

Scale:	1:200	DRAWING NO. SP1
Date:	Apr. 12, 2023	
Job No.		
Drawn By:	S.R.	
Checked By:		



DETAIL
NUMBER

DRAWING
NUMBER

1	Issued for Client Review	12 / 04 / 2023
No.	Description	Date

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION		
Scott Rushlow	29726	
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION		
Scott Rushlow Associates Ltd	35924	
FIRM	BCIN	

SCOTT RUSHLOW
a s s o c i a t e s L t d

111-111 Upper Duke Cres Markham ON L6G 0C8 905 852 5595

PROJECT

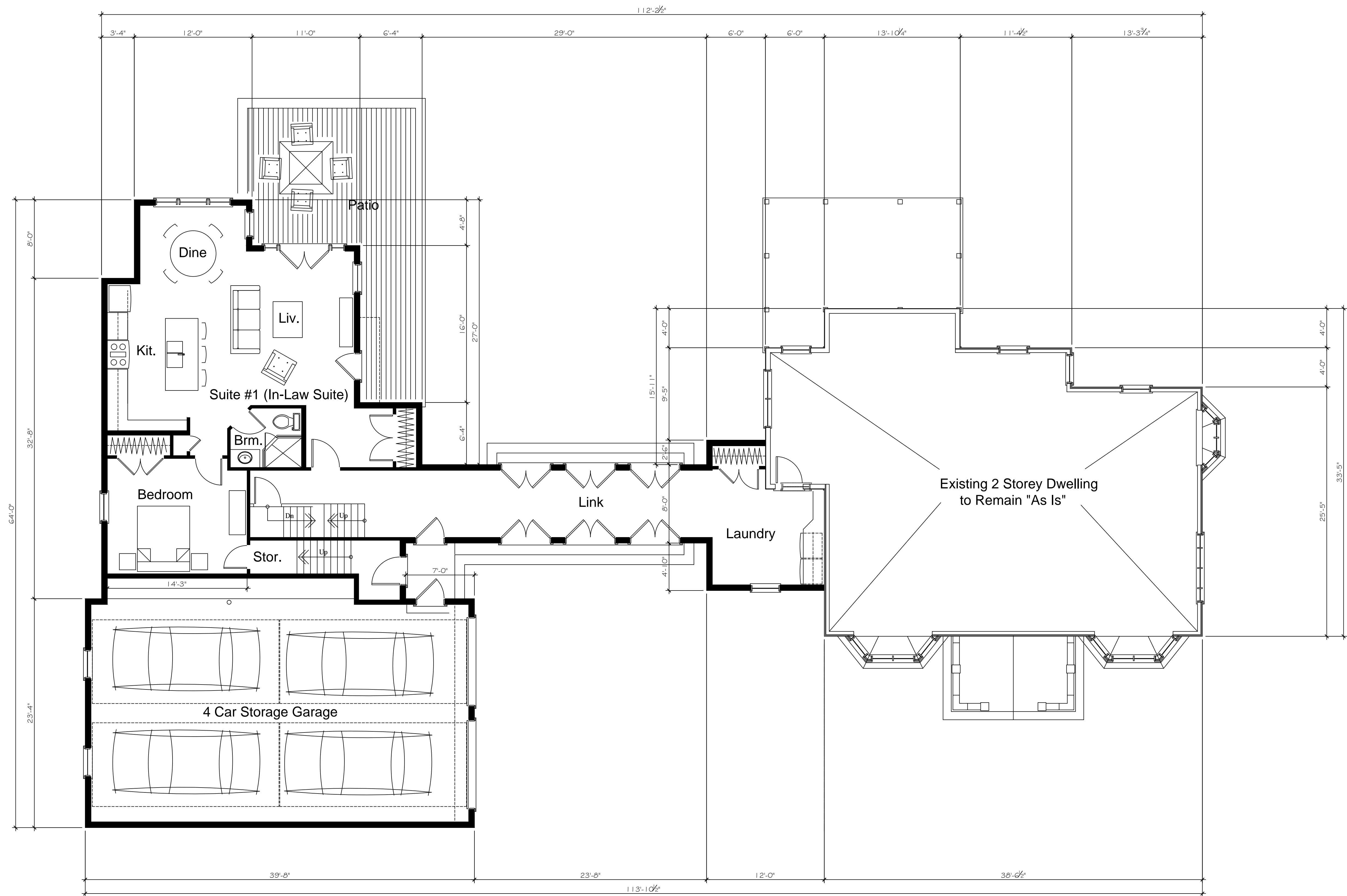
Capelli / Simmons
Residence
86 John Street
Markham, Ontario
(Part of Lot 30, Concession 1)

DRAWING TITLE

Second Floor Plan 1.10

Scale: $\frac{3}{16}"=1'-0"$	DRAWING NO.
Date: Apr. 12, 2023	
Job No.	
Drawn By: S.R.	
Checked By:	

A4



Ground Floor Plan 1.10

Scale: $\frac{3}{16}"=1'-0"$

New Addition Area: 2,421.7ft² (Includes Garage)

Proposed New 2 Storey Addition

Existing Heritage Dwelling
to Remain "As Is"

Area: 1,271.1ft² (Existing Ground Floor)

DETAIL
NUMBER

DRAWING
NUMBER

1 Issued for Client Review 12 / 04 / 2023

No. Description Date

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION

Scott Rushlow 29726
NAME SIGNATURE BCIN

REGISTRATION INFORMATION

Scott Rushlow Associates Ltd 35924
FIRM BCIN

SCOTT RUSHLOW
associates Ltd

111-111 Upper Duke Cres Markham ON L6G 0C8 905 852 5595

PROJECT

Capelli / Simmons
Residence
86 John Street
Markham, Ontario
(Part of Lot 30, Concession 1)

DRAWING TITLE

Ground Floor Plan 1.10

Scale: $\frac{3}{16}"=1'-0"$

Date: Apr. 12, 2023

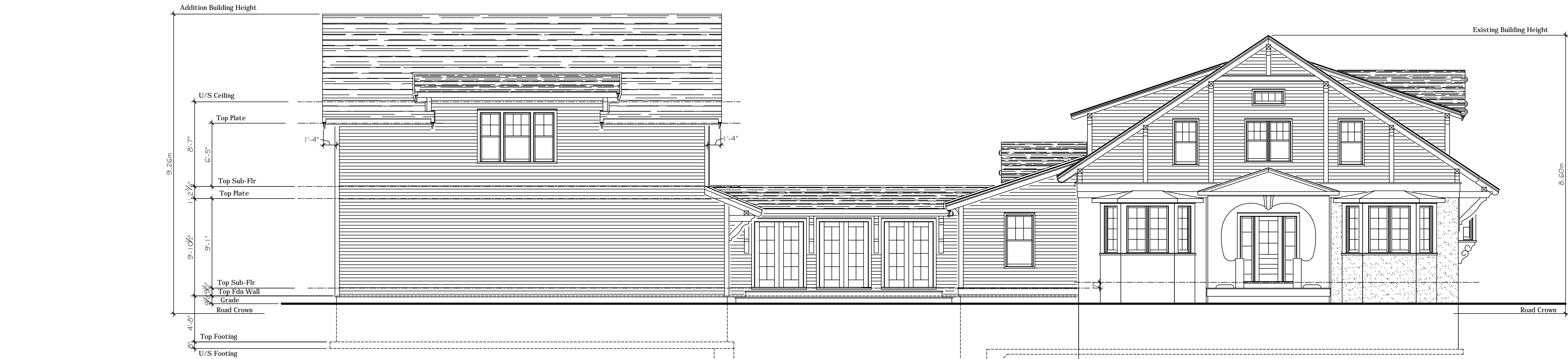
Job No.

Drawn By: S.R.

Checked By:

DRAWING NO.

A3



West Elevation 1.10

Scale: $\frac{3}{16}$ "=1'-0"

Proposed New 2 Storey Addition

Existing Heritage Dwelling
to Remain "As Is"



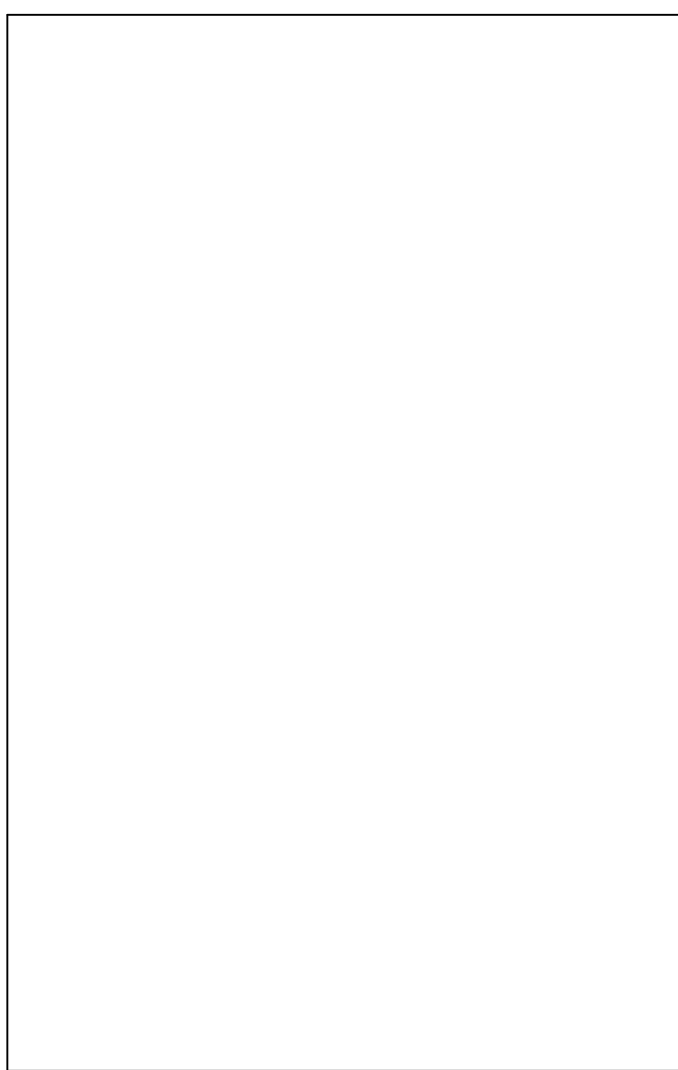
South Elevation 1.10

Scale: $\frac{3}{16}$ "=1'-0"



South Elevation 1.10

Scale: $\frac{3}{16}$ "=1'-0"



DETAIL
NUMBER

DRAWING
NUMBER

2	Eaves Dim. Per ZPR Comments	02 / 05 / 2023
1	Issued for Client Review	12 / 04 / 2023

No.	Description	Date
-----	-------------	------

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION

Scott Rushlow	29726
NAME	SIGNATURE BCIN

REGISTRATION INFORMATION

Scott Rushlow Associates Ltd	35924
FIRM	BCIN

SCOTT RUSHLOW
a s s o c i a t e s L t d

111-111 Upper Duke Cres Markham ON L6G 0C8 905 852 5595

PROJECT

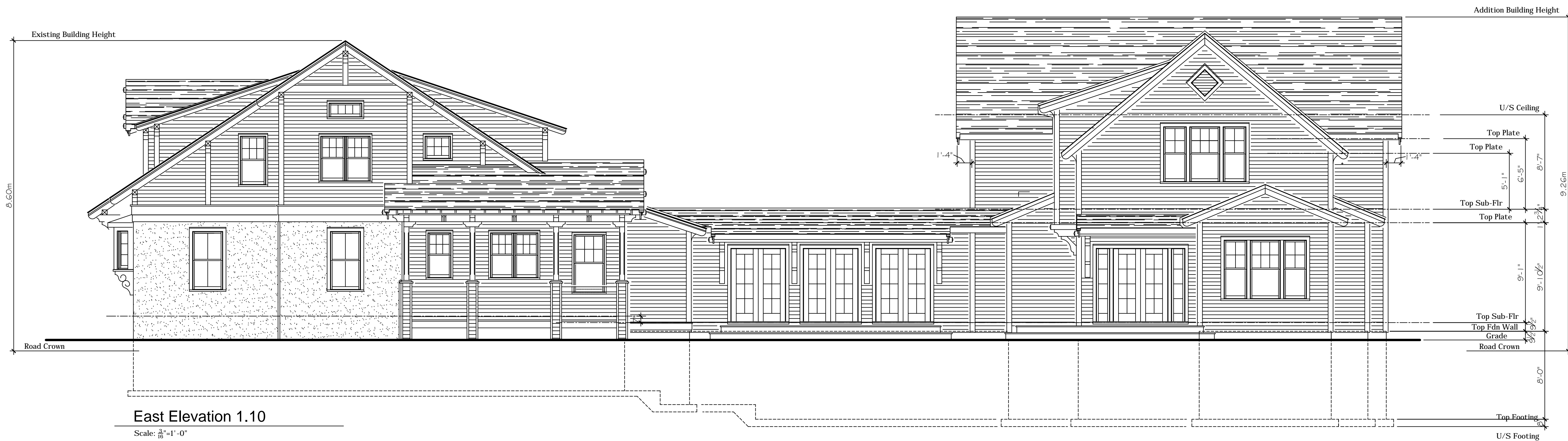
**Capelli / Simmons
Residence**
86 John Street
Markham, Ontario
(Part of Lot 30, Concession 1)

DRAWING TITLE

Exterior Elevations 1.10

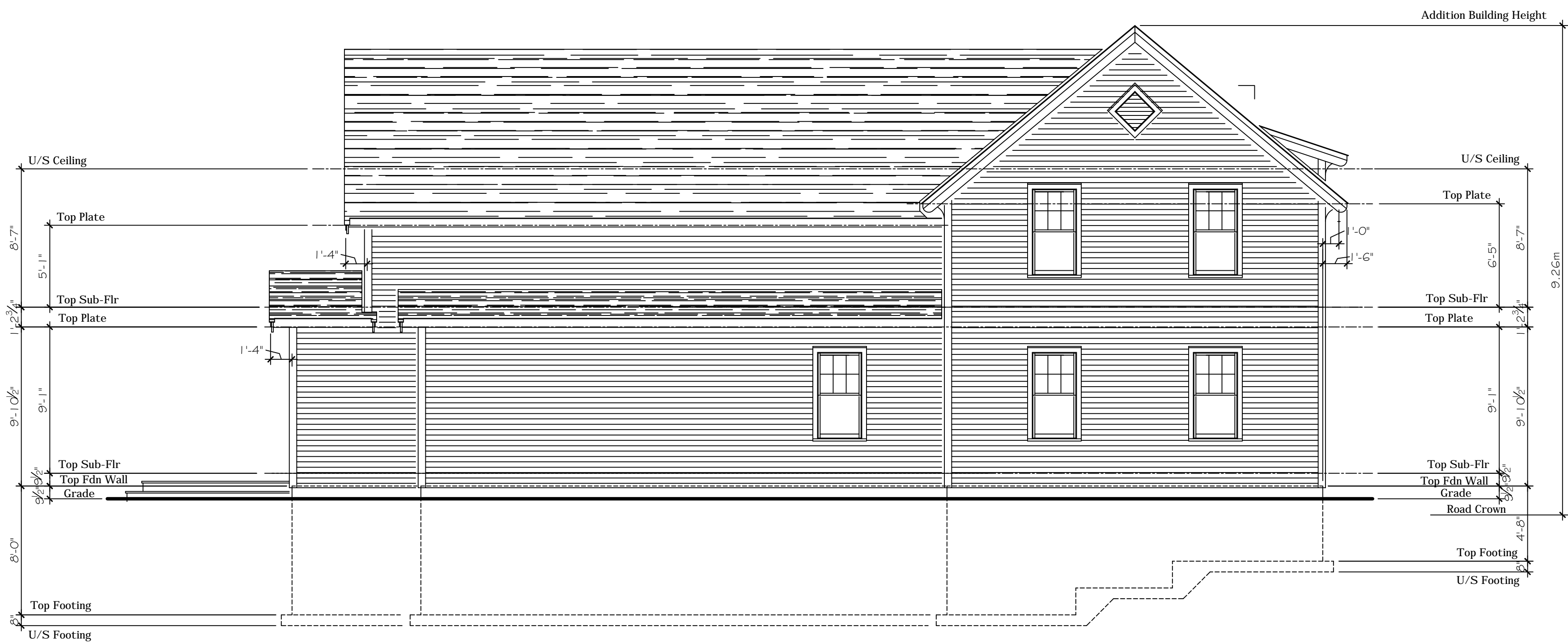
Scale: $\frac{3}{16}$ "=1'-0"	DRAWING NO.
Date: Apr. 12, 2023	
Job No.	
Drawn By: S.R.	
Checked By:	

A1



Existing Heritage Dwelling
to Remain "As Is"

Proposed New 2 Storey Addition



2	Eaves Dim. Per ZPR Comments	02 / 05 / 2023
1	Issued for Client Review	12 / 04 / 2023

No.	Description	Date
-----	-------------	------

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer

QUALIFICATION INFORMATION		
No.	Scott Rushlow	29726
NAME	SIGNATURE	BCIN

REGISTRATION INFORMATION		
No.	Scott Rushlow Associates Ltd	35924
FIRM		BCIN

SCOTT RUSHLOW
associates Ltd
111-111 Upper Duke Cres Markham ON L6G 0C8 905 852 5595

PROJECT
Capelli / Simmons
Residence
86 John Street
Markham, Ontario
(Part of Lot 30, Concession 1)

DRAWING TITLE

Exterior Elevations 1.10

Scale: $\frac{3}{16}"=1'-0"$	DRAWING NO.
Date: Apr. 12, 2023	
Job No.	
Drawn By: S.R.	
Checked By:	

A2