



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: September 13, 2023

SUBJECT: Minor Heritage Permit Application
8 Beech Street, Markham Village
Unauthorized Enclosure of the Front Veranda

FILE: HE 23 136429

Property/Building Description: Two-storey detached dwelling with integrated garage constructed c.2013 as per municipal 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 Minor Heritage Permit (HE) application seeking permission to enclose the front veranda at 8 Beech Street (the “Subject Property” or the “Property”) with glazed panels;
- Note that the applicant is seeking approval after-the-fact as the alteration has already taken place. The work was undertaken without prior consultation knowledge of Heritage Section staff (“Staff”).

Background

Context

- The Subject Property is located on the south side of Beech Street between Main Street North to the west and Peter Street to the east. The Property is bound by a Metrolinx-owned parking lot to the east and a one-storey dwelling constructed c.1968 to the west;
- The existing dwelling was constructed c.2013, replacing an earlier dwelling on the Property constructed c.1927. Redevelopment of the Property was subject to Site Plan Control to ensure conformance with the policies and guidelines of the MVHCD Plan. Site

Plan approval was granted in 2013 (refer to 13 135720 SPC). Enclosure of the veranda was not contemplated at the time of approval.

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 heritage permit via delegated authority, only Council can deny a permit;
- Staff served notice to the applicant on August 10, 2023 resulting in a decision deadline of November 8, 2023.

Staff Comments

- Staff has concerns with the Minor HE Permit application as enclosure of the veranda in the manner undertaken is not compatible with the original architectural design approved for the Subject Property. The visibility of the alteration from the public realm is also problematic from a heritage perspective. As such, the glazing should either be removed or altered in a manner compatible with the architectural character of the Subject Property.
- If Heritage Markham Committee is not opposed to the change from a heritage perspective, it should recommend no objection to the Heritage Permit application

Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not support the enclosure of the front veranda at 8 Beech Street and recommends that the Minor Heritage Permit Application seeking approval of the unauthorized alterations be denied and that the glazing be removed;

OR

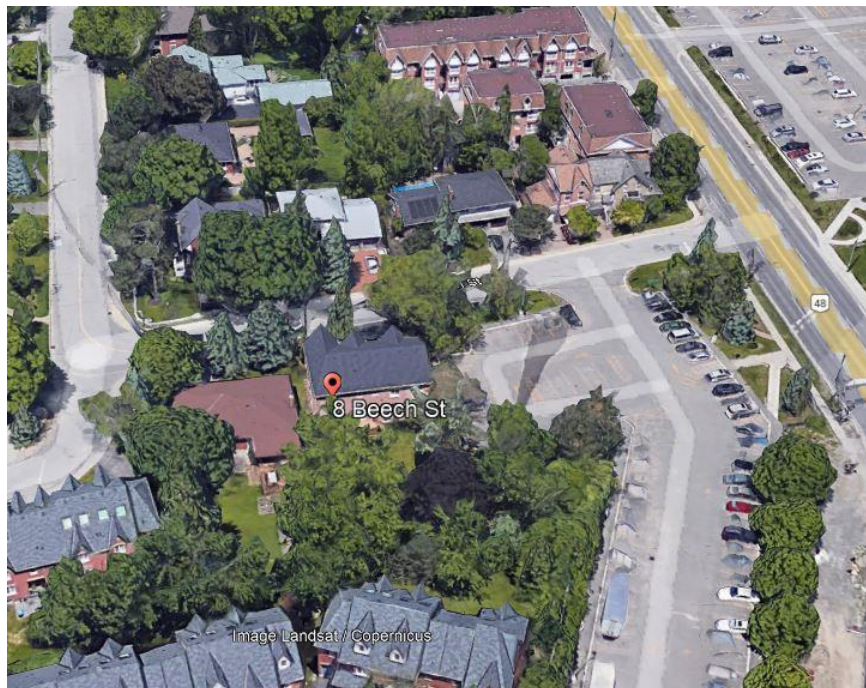
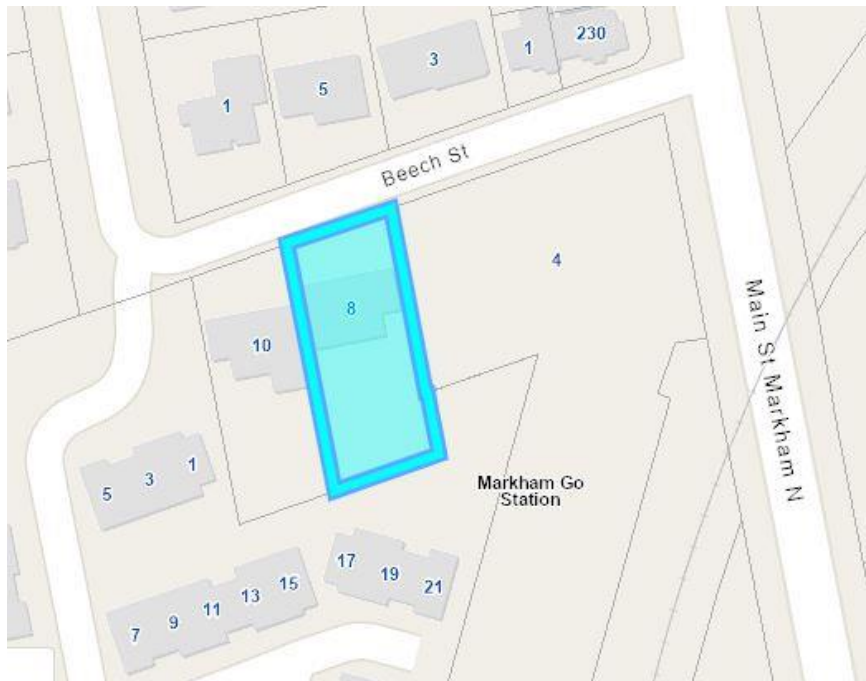
THAT Heritage Markham does not support the enclosure of the front veranda at 8 Beech Street and recommends that the Minor Heritage Permit Application seeking approval of the unauthorized alterations be approved with the condition that the enclosure be altered a manner compatible with the architectural character of the dwelling.

ATTACHMENTS:

Appendix ‘A’	Property Map and Aerial Image of the Subject Property
Appendix ‘B’	Photographs of the Subject Property Before and After the Enclosure of the Veranda

Appendix 'A'

Property Map



Property map showing the location of the Subject Property outlined in blue [above] and an aerial image of the Subject Property [below] (Source: City of Markham)

Appendix 'B'

Photographs of the Subject Property Before and After the Enclosure of the Veranda



The primary (north) elevation of the Subject Property prior to enclosure of the veranda [above] and after [below] (Source: Google Earth and the Applicant)