



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: October 11, 2023

SUBJECT: Major Heritage Permit Application
Proposed Townhouse Architectural Design
347 Main Street North, Markham Village Heritage Conservation District
HE 23 142654

Property/Building Description: 3 Storey Townhouse blocks

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act , and soon to be identified as Class 'B' buildings.

Application Proposal

- The owner has submitted a Major Heritage Permit application in advance of a complete Site Plan Control application seeking approval of the architectural design of two blocks of townhouses approved by the City through prior Official Plan, Zoning By-law and Plan of Subdivision applications.

Background

- Heritage Markham reviewed the Official Plan and Zoning By-law amendments and Subdivision applications and despite not having any objections to the replacement of the existing automobile dealership with 3-storey townhouse dwellings, did not support the proposed development application on the basis of its proposed density. Markham Council did approve the applications;
- However Heritage Markham did support the concept of introducing townhouse dwellings, and recommended that they either reflect the Gothic Revival or Second Empire architectural style as they relate to Markham Village;
- The owner has responded to the Committee's recommendation and proposes that the townhouse blocks reflect the Second Empire architectural style.

Staff Comment

- The proposed architectural design of the town house blocks generally comply with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan, but Staff recommends certain revision to materials and architectural details including:
 - The deletion of the decorative truss detail from the mansard roof dormers;
 - Revising windows to single or double hung 2-over-2 windows;
 - Deletion of proposed decorative vinyl casings from window openings in brick portions of the wall, to be replaced with traditional brick detailing found in Markham Village;
 - The selection of exterior brick and stone foundation veneer more reflective of historic masonry of Markham Village;
 - Replacement of front doors with single side transom with solid doors with a transom, or traditional glazed doors;
 - Deletion of proposed ornate precast balcony balusters with a simplified wood or synthetic material railings;
 - The introduction of a cornice moulding at upper edge of mansard roof;
 - Revising porch posts to bear on the porch knee walls;
- Timing of Application (90 days)
 - Deemed a Complete Application – October 11, 2023
 - Date Application must be ‘Approved’ or ‘Approved with Conditions’ by Staff; or Refused by Council – January 9, 2024.
- Staff recommend that Heritage Markham refer final review of the Major Heritage Permit application to the City (Heritage Section) staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham recommends the following revisions to materials and architectural details be considered:

- The deletion of the decorative truss detail from the mansard roof dormers;
- Revising windows to single or double hung 2-over-2 windows;
- Deletion of proposed decorative vinyl casings from window openings in brick portions of the wall, to be replaced with traditional brick detailing found in Markham Village;
- The selection of exterior brick and stone foundation veneer more reflective of historic masonry of Markham Village;
- Replacement of front doors with single side transom with solid doors with a transom, or traditional glazed doors;
- Deletion of proposed ornate precast balcony balusters with a simplified wood or synthetic material railings;
- The introduction of a cornice moulding at upper edge of mansard roof;
- Revising porch posts to bear on the porch knee walls;

AND THAT final review of the architectural design be delegated to the City (Heritage Section) staff.

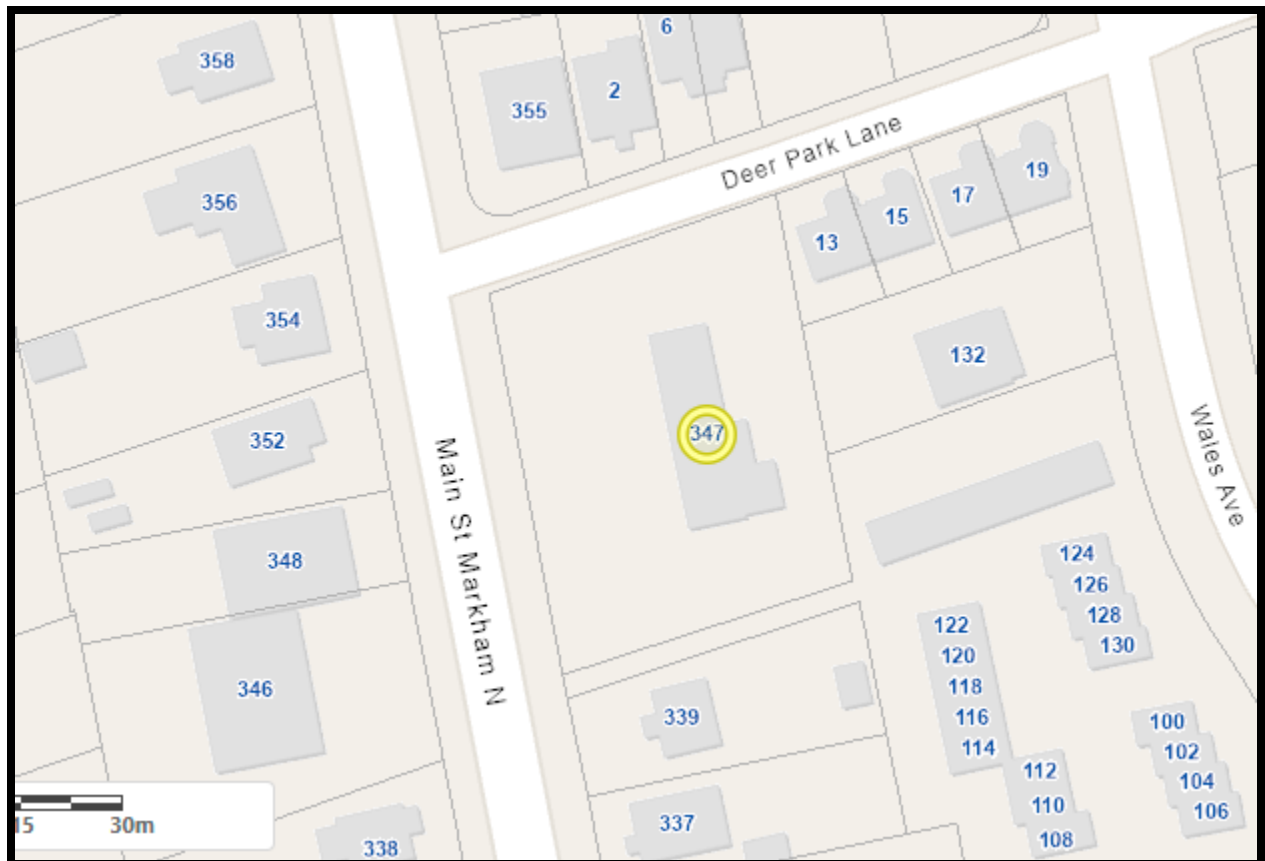
Attachments

Appendix A- Location Map

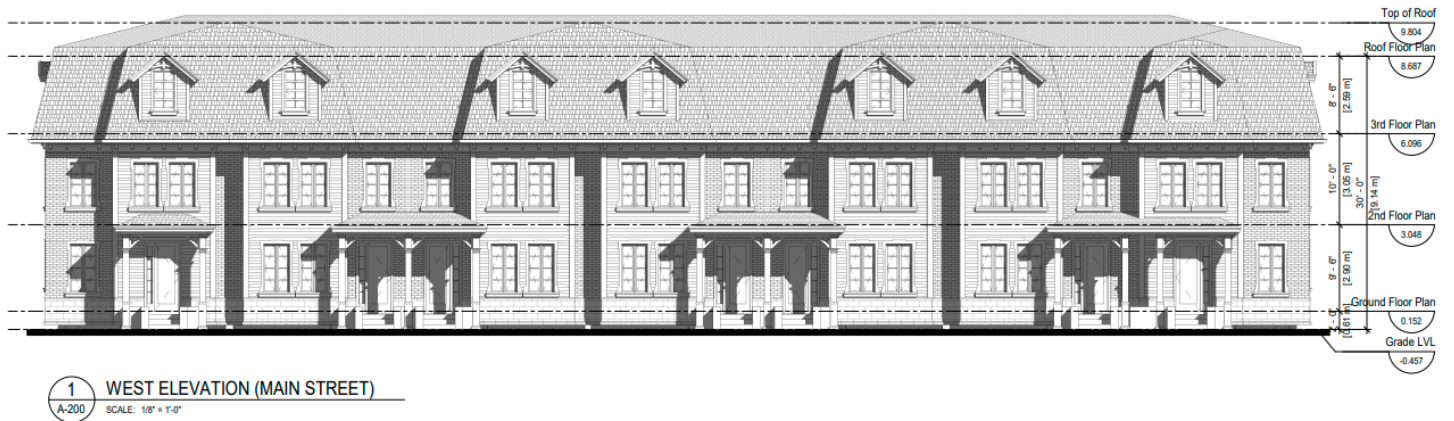
Appendix B- Elevations and Rendering of the Proposed Town House Blocks

File: 347 Main Street North, Markham Village

Appendix A- Location Map



Appendix B- Elevations and Rendering of the Proposed Townhouse Blocks

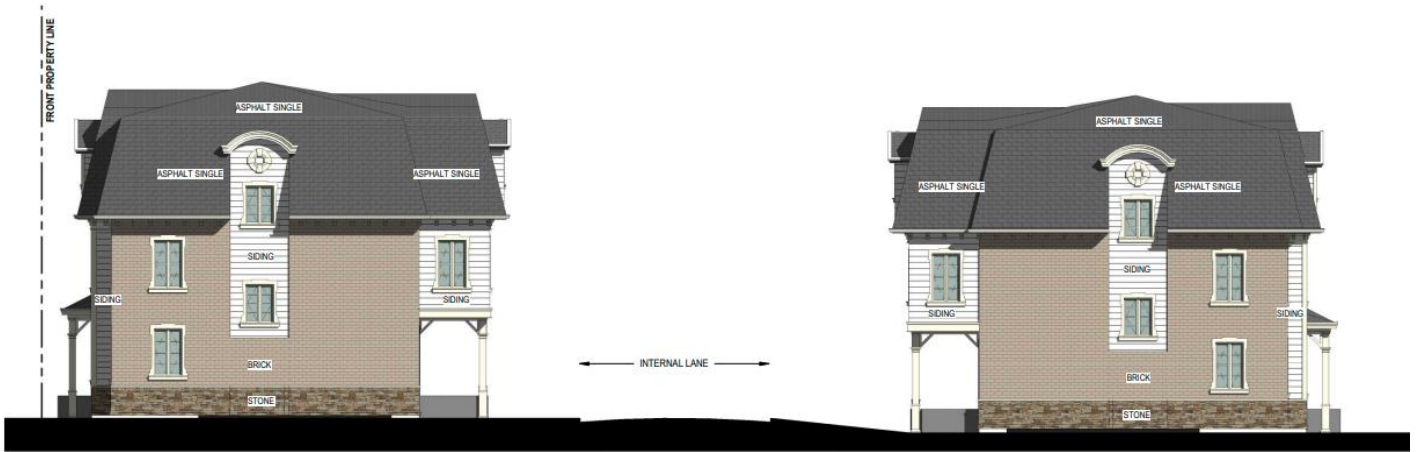




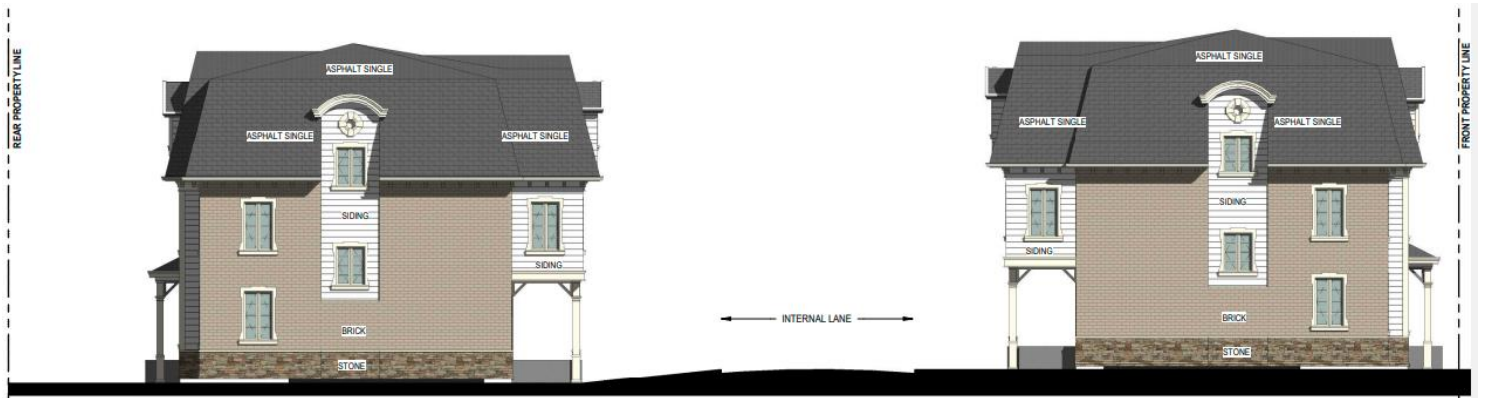
2 WEST ELEVATION (MAIN STREET) COLOUR
A-202 SCALE: 1/8" = 1'-0"



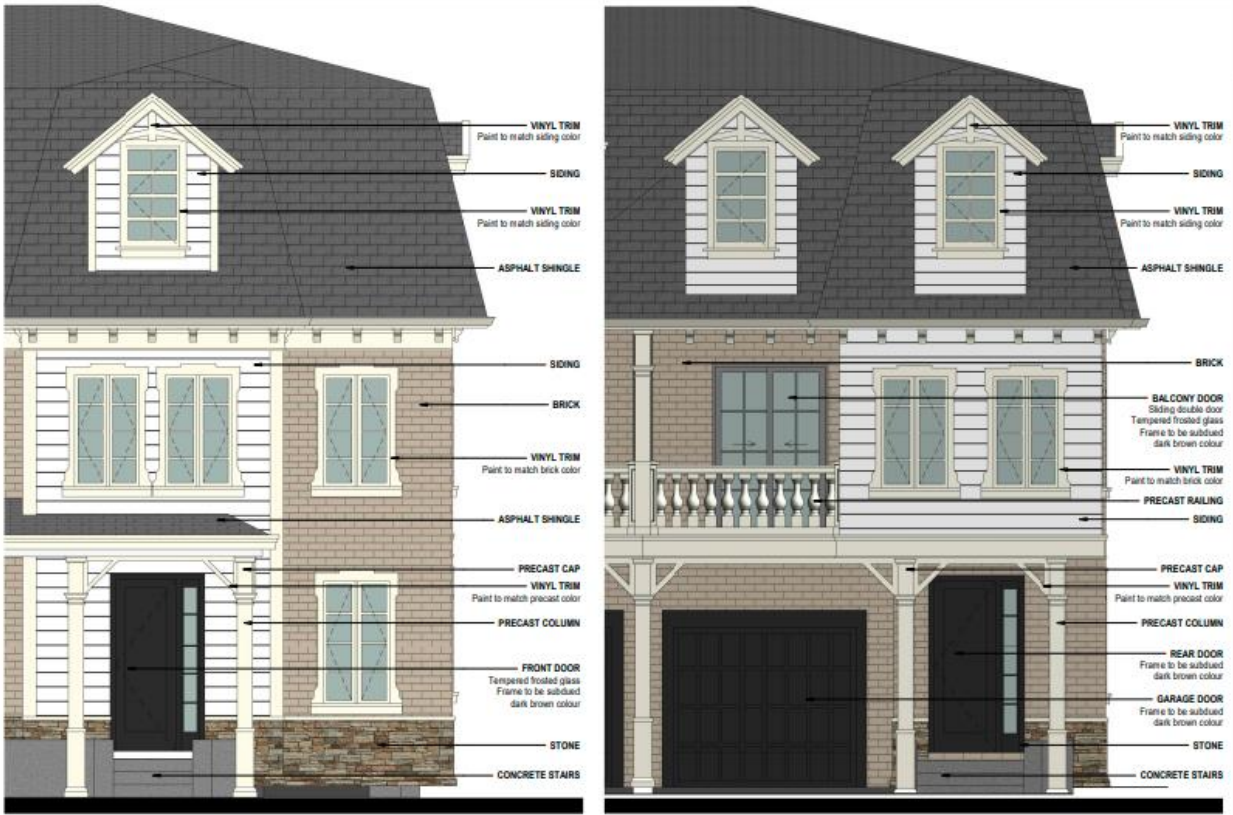
1 EAST ELEVATION (INTERIOR LANE) COLOUR
A-202 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION (COLORED)
A-203 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION (COLORED)
A-203 SCALE: 1/8" = 1'-0"



View looking north east



Birdseye view looking south east



View looking east from Main Street North