



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** November 8, 2023

**SUBJECT:** Site Plan Control Application  
Proposed Alterations to a Place of Worship  
313 Main St. N., Markham Village Heritage Conservation District  
SPC 22 263550

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**Property/Building Description:** Former Church Building constructed circa 1875

**Use:** Place of Worship

**Heritage Status:** Designated under Part V of the Ontario Heritage Act and classified as a Group 'A' building or buildings that define the heritage character of the district.

### **Application Proposal**

- The owner has submitted a site plan application proposing alterations to the existing building including a new front entrance feature, and additions to the north side of the existing building including a small room and a glazed atrium totalling 77m<sup>2</sup> (828.8 ft<sup>2</sup>) and the replacement of the historic windows of the former church. (See elevations and renderings of the proposed alterations Appendix C and Appendix D-photographs of the historic church windows);

### **Background**

- Although the property has been continually used as a place of worship since the 19<sup>th</sup> century, (most recently a Buddhist Temple) it was zoned for residential use only in the 1960's through Zoning By-law 1229, and is therefore considered to be a legal non-conforming use;
- The historic church building was extensively altered in the mid-20<sup>th</sup> century only leaving portions of the original north and south walls unaltered;
- In July of 2023, Heritage Markham supported the Committee of Adjustment application MNV 23 126491 seeking permission to expand a legal non-conforming use based on the proposed additions and alterations not impacting the existing heritage attributes of the building, and being reversible in nature;

### **Staff Comment**

- Heritage Staff has no objections from a heritage perspective to the design of the proposed additions to the building subject to the glazing being made “bird friendly”;
- Heritage Staff does not support the use of glass railings at the front entrance, due to the undesirable precedent it would set in the District, nor the replacement of any of the historic windows of the 1875 church building as proposed in the elevations (north and south walls);
- Heritage Staff also recommends the removal of unauthorized signage installed on the west (street facing) gable, (see Appendix D).
- The applicant is also proposing a circular design motif as part of the revised front entrance/porch feature on which Heritage Markham may wish to offer comment.

### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection to the proposed additions to 313 Main St. N. from a heritage perspective, subject to the glazing complying with the City’s “Bird Friendly” guidelines:

THAT Heritage Markham does not support the proposed glass railings at the front entrance due to the undesirable precedent it would set for the District;

THAT Heritage Markham does not support the proposed replacement of the historic windows of the 1875 church building, and that the elevations be revised to show their retention;

THAT Heritage Markham recommends the removal of unauthorized signage from the west (street facing gable) of the building;

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

### **Attachments**

Appendix A- Location Map

Appendix B- Photograph of Existing Building and Place of Worship

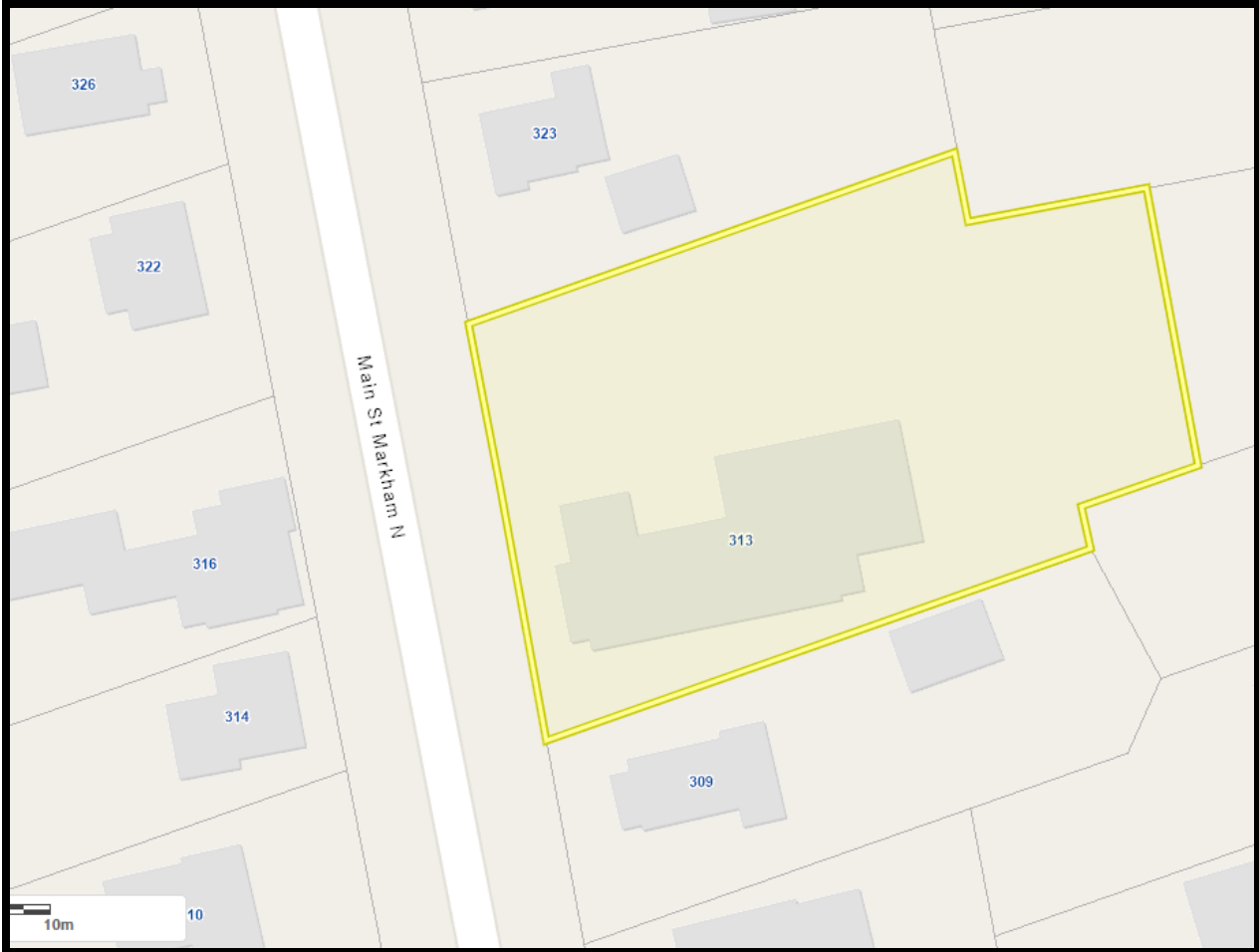
Appendix C- Elevations and Renderings showing the proposed alterations

Appendix D-Photographs of Historic church windows

Appendix E- Photograph of Unauthorized signage on west (street facing) gable

File: 313 Main St. N.

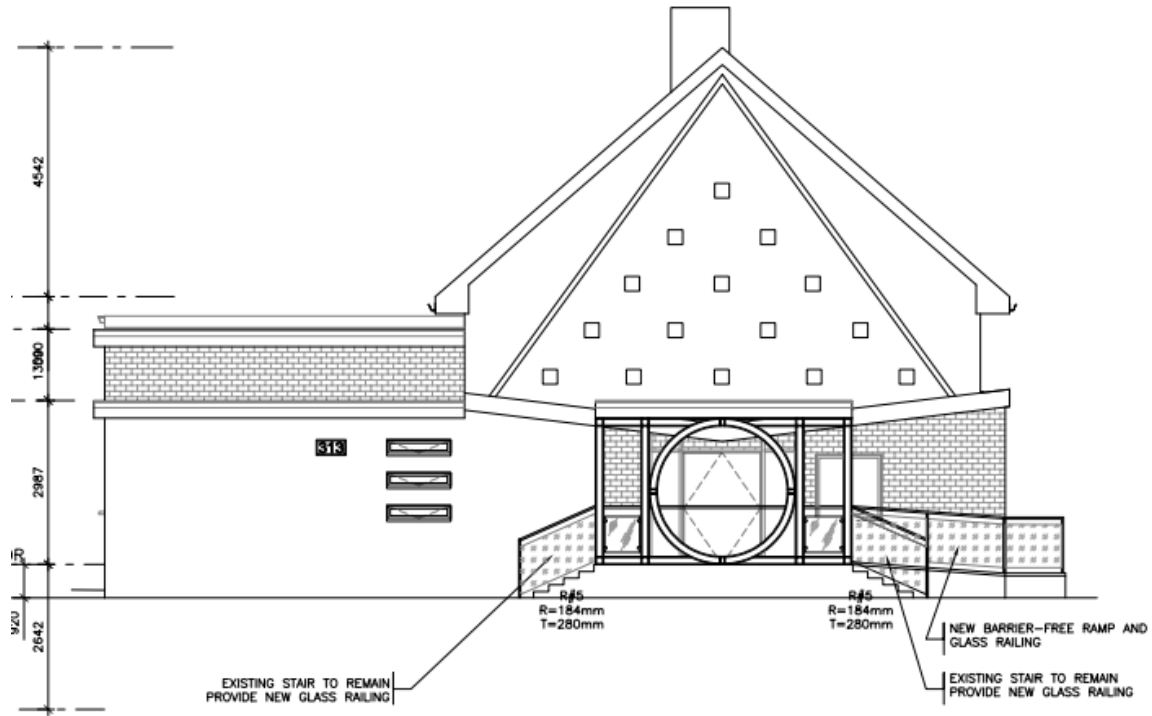
**Appendix A- Location Map**



**Appendix B- Photograph of Existing Building and Place of Worship**



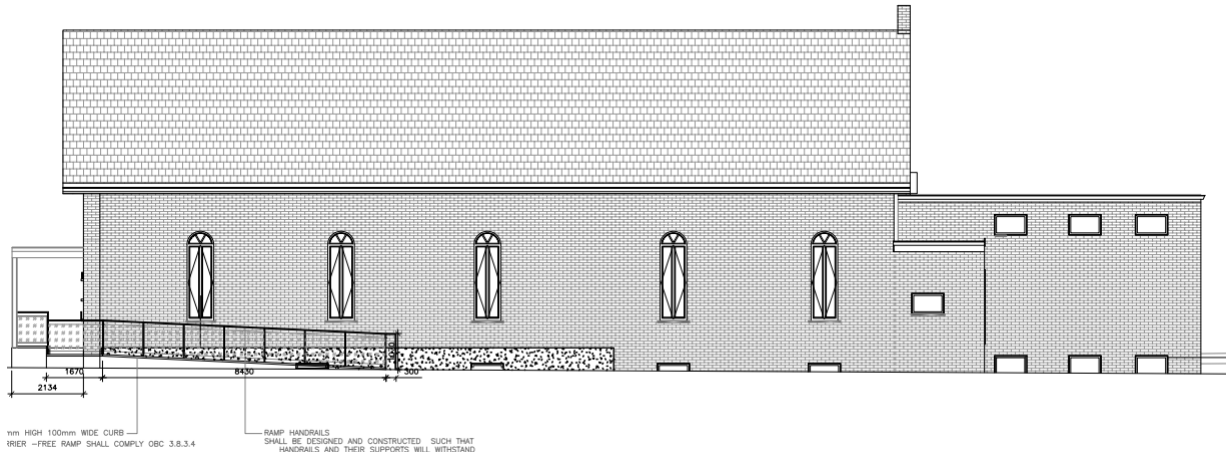
# Appendix C- Elevations and Renderings showing the proposed alterations



## Proposed West (street facing) Elevation



## Proposed North Elevation



## Proposed South Elevation



View looking South East from Main St. N.



View looking South



View looking South West



Appendix D- Photographs of Historic church windows



Appendix E- Photograph of Unauthorized signage on west (street facing) gable

