



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: February 20, 2024

SUBJECT: Proposed Second Storey Addition
8 David Gohn Circle, Markham Heritage Estates
HE 23 149959

Property/Building Description: 1-1/2 storey single detached dwelling constructed c.1855
Use: Residential
Heritage Status: Designated under Part IV of the Ontario Heritage Act

Application Proposal

- The owner proposes to demolish the second storey of the existing non-heritage addition and construct a new second storey to increase the ceiling height, without expanding the building footprint of the existing dwelling;
- The owner also proposes to install a new standing seam metal roof on the addition.

Background

- In October of 2020, the applicant submitted a building permit application seeking permission to install a metal roof on the non-heritage roof of the addition due to advanced deterioration of the cedar shingle roof caused by the fallen needles of adjacent spruce trees, the high cost and short life span of cedar shingles, and based on the roof of the addition being largely invisible from the public realm due to the form and orientation of the existing building;
- Heritage Markham Committee supported a onetime exception for the proposed metal roof in consideration of the low visibility of the roof and in recognition of the “hardships experienced in securing an appropriate warranty for cedar shingle roofing;”
- The Committee also requested that Heritage Staff report back on policy options regarding the installation of metal roofing to provide an appropriate and consistent approach for future applications to install metal roofing;
- The owner has attempted to obtain approval for the removal of some of the spruce trees contributing to the deterioration of the cedar roof, but his application was not supported by the City.

Staff Comment

- The proposed form of the proposed 2nd storey addition is very similar to the existing roof line, only raised in order to provide more ceiling height and head room for the occupants of the house. Therefore, staff has no concerns regarding the proposed form, height, exterior cladding and architectural details of the proposed addition and therefore recommends that final review of the Major Heritage Permit application be delegated to the City (Heritage Section) staff;
- Given the past support of a metal roof for the addition, staff has no objection to a new metal roof provided that metal is limited to the roof slopes previously approved by the Heritage Permit, but not on slopes visible from the public realm;
- Staff has not had the opportunity to draft a policy regarding the appropriate use of metal roofs in Heritage Estates, but the most simple and equitable policy may be to permit historically appropriate metal roofs for all accessory buildings and modern additions regardless of their visibility (the issue is that metal roofs were not common in Markham and MHE subdivision has attempted to reflect accurate Markham restoration approaches). This would help address resident concerns regarding the rising costs and reduced lifespan of modern cedar shingle roofs and would have the additional benefit of helping distinguish the historic portion of the home from modern additions. Cedar shingles could continue to be the default required roofing material for the restoration of historic roofs in the absence of any documented or physical evidence of a different original historic roofing material. A more fulsome discussion and exploration of the pros and cons of this potential policy should be undertaken at a future meeting.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the installation of historically appropriate metal roofing on the roof slopes previously approved by the Heritage Permit HE 20 124651;

AND THAT Heritage Markham has no objection to the proposed 2nd storey addition to 8 David Gohn and delegates final review of the Major Heritage Permit and any other development application necessary to approve the proposed alteration to the City (Heritage Section) staff.

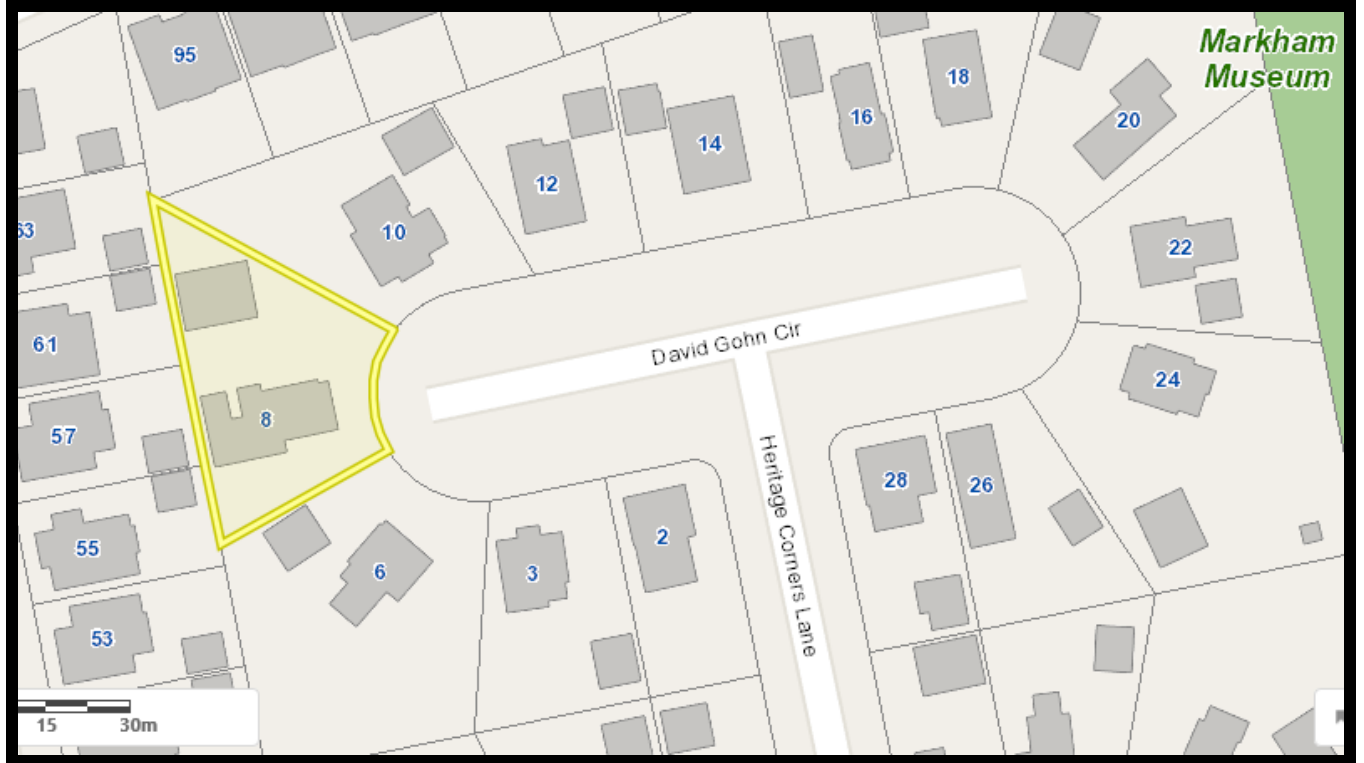
Attachments

Attachment A-	Location Map
Attachment B-	Proposed Site Plan
Attachment C-	Existing and Proposed Elevations
Appendix D-	Roof slopes approved for metal roofing by previous heritage permit
Appendix E-	Aerial view of existing metal roofing

File: 8 David Gohn Circle

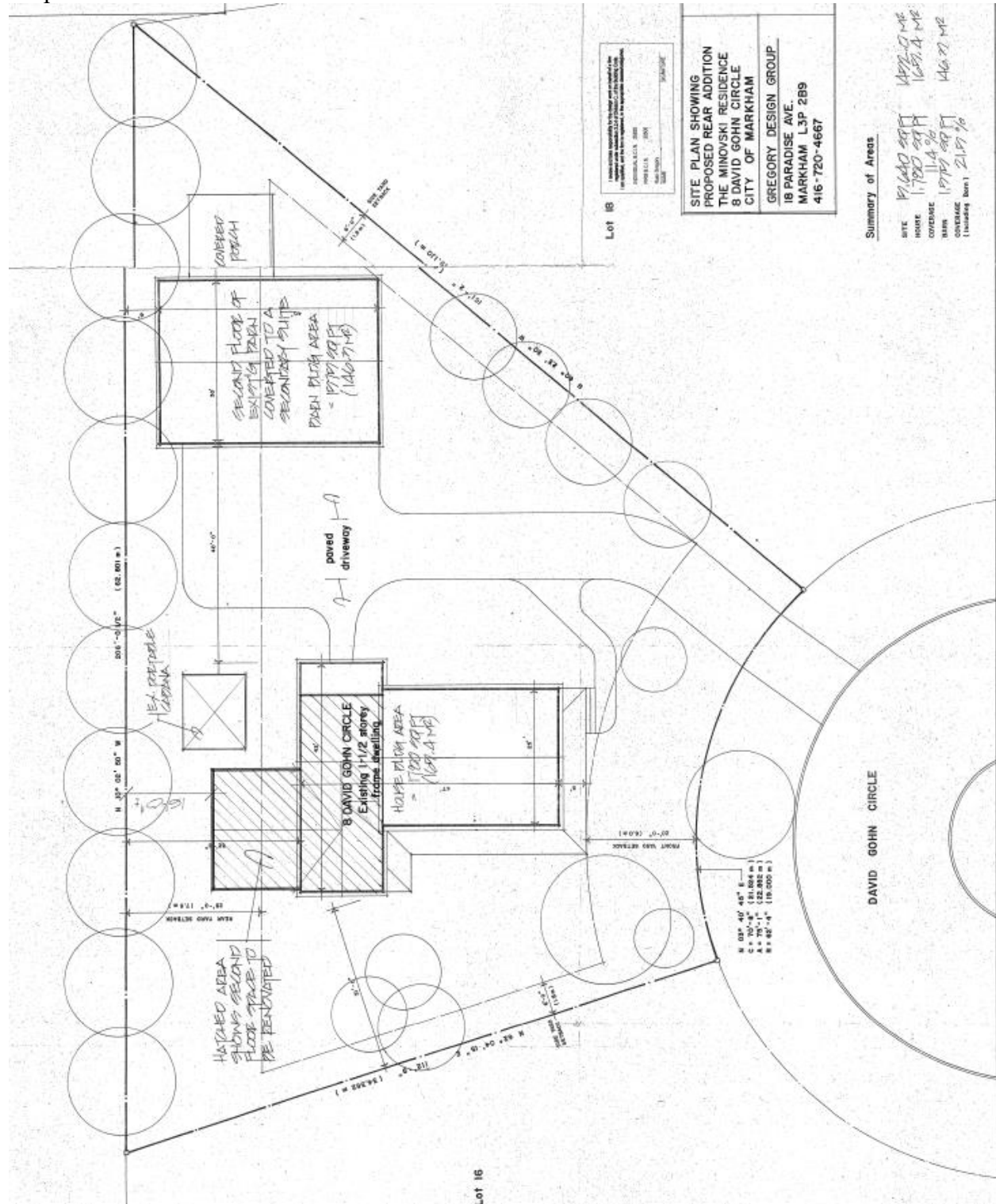
Attachment A

8 David Gohn Circle, Markham Heritage Estates



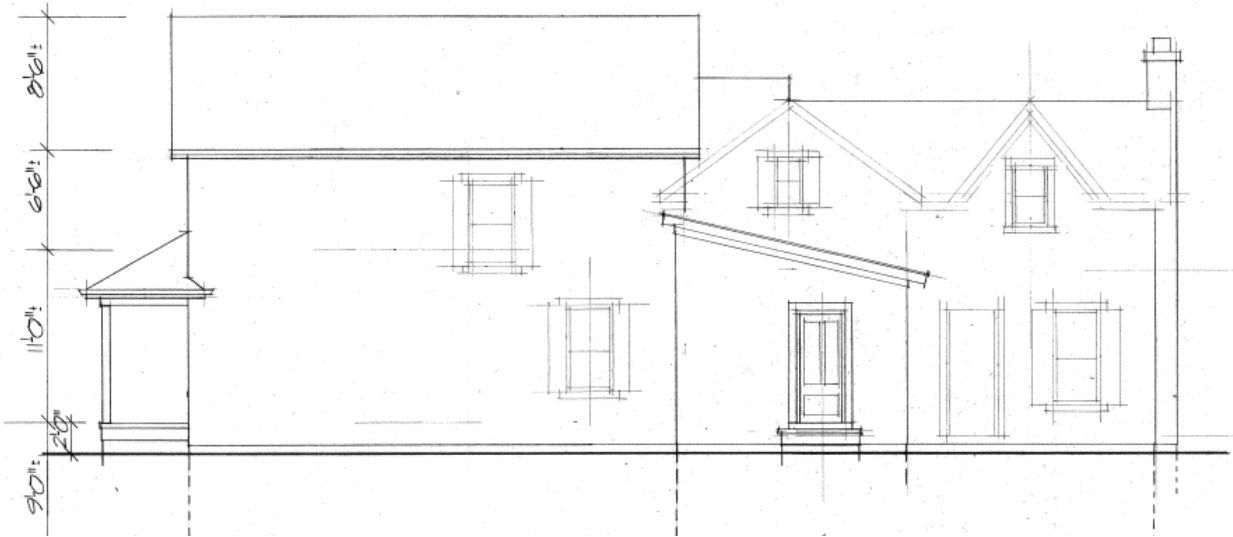
Attachment B

Proposed Site Plan

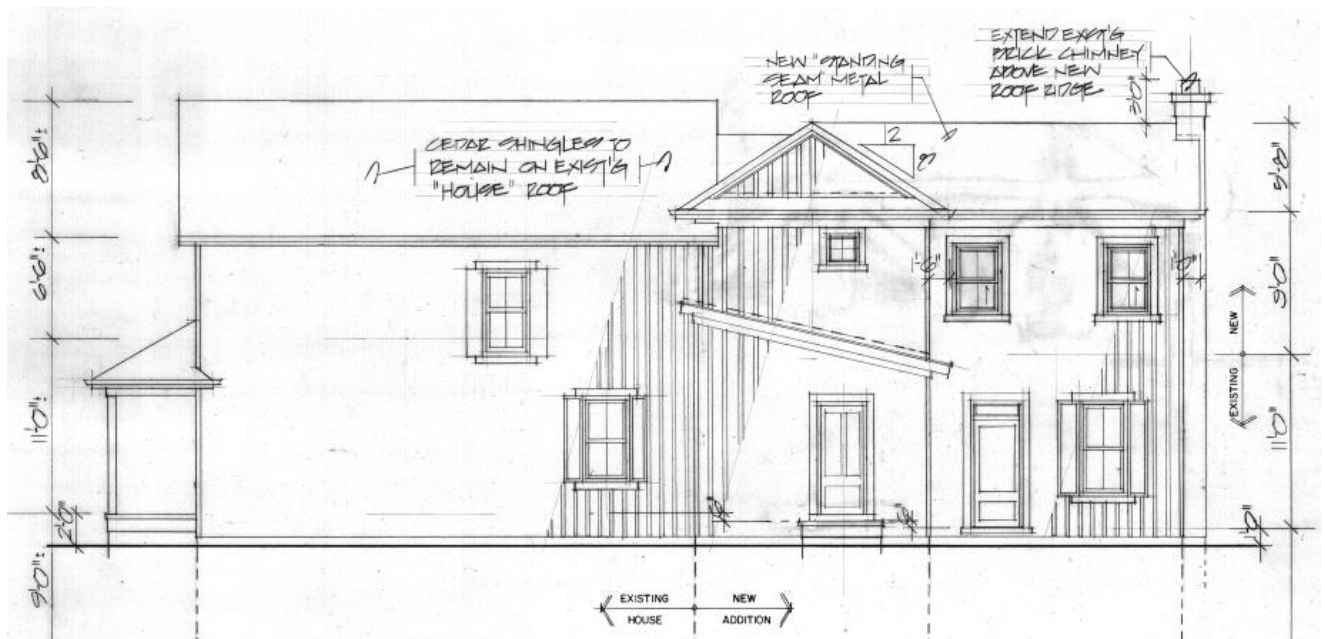


Attachment C

Existing and Proposed North Elevation

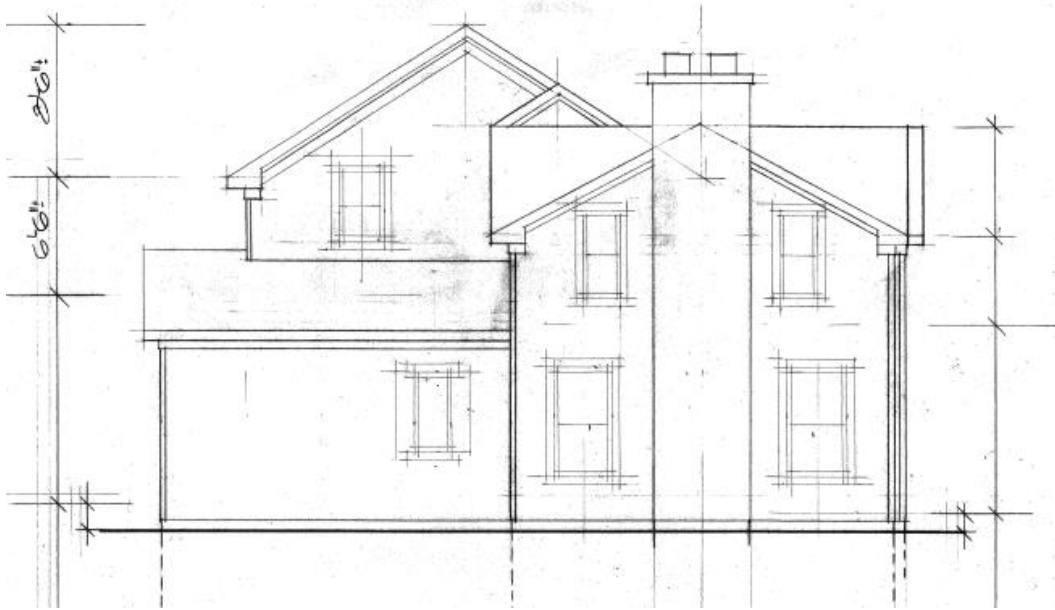


Existing



Proposed

Existing and Proposed West (rear) Elevations



Existing



Proposed

Existing and Proposed South Elevations



Existing



Proposed

Existing and Proposed East (front) Elevations

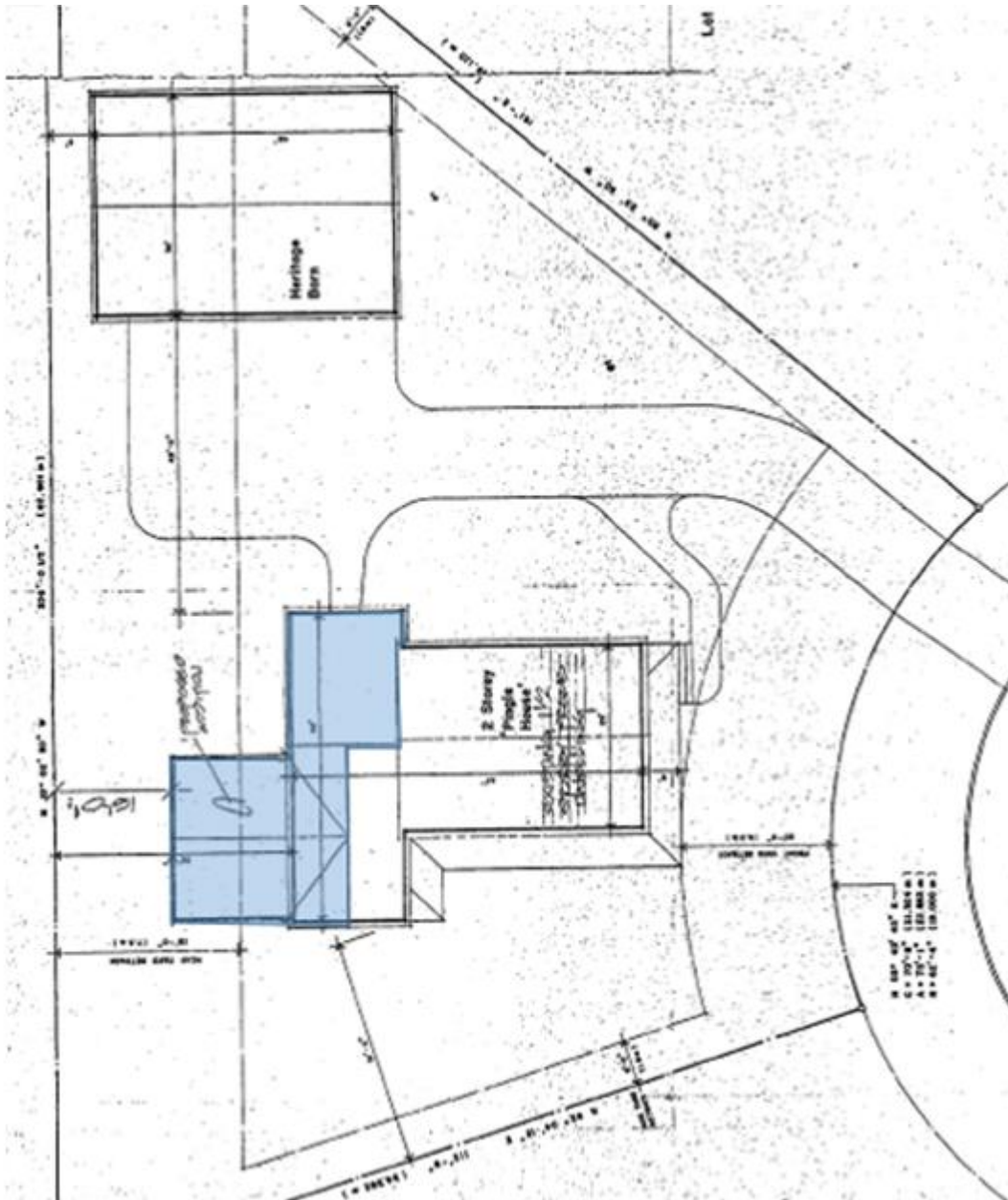


Existing



Proposed

Attachment D



Roof slopes approved for metal roofing by Heritage Permit HE 20 124651

Attachment E



Aerial View of metal roof installed at 8 David Gohn Circle