



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 9, 2022

SUBJECT: Revised Townhouse Proposal
347 Main Street North, Markham Village
PLAN 19 123553 & PLAN 21 140439

Property/Building Description: 1storey commercial building constructed circa 1970

Use: Automotive Dealership

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'C' building or buildings that do not contribute to the heritage character of the district.

Application/Proposal

- The new owner of the property has submitted a revised development proposal based on feedback provided from the review of the Official Plan and Zoning By-law Amendment applications submitted in 2019.
- These applications were in support of the proposed demolition of the existing building, which is currently used as a automotive dealership, and to replace it with a three storey, 19 unit, townhouse development (See Figure 1 Original Site Plan, and Figure 3 Elevations);
- The revised development proposal reduces the number of townhouse units to 15 comprised of a block of seven units fronting Main Street North, and a block of eight units fronting an internal condo road accessed from Deer Park Lane. (See Figure 2-Revised Current Site Plan). The architectural design of the proposed townhouses reflects a blend of the Second Empire and Gothic Revival architectural styles (See Figure 3-Elevations);

Background

- The subject property is designated as “Residential Low Rise” in the 2014 Official Plan which permits single and semi-detached dwelling and townhouses, excluding back to back townhouses and small multiplex buildings containing 3 to 6 units all with direct frontage on to a public street. A Zoning By-law amendment to permit the above building types without direct frontage on a public street may also be considered, at appropriate

locations, where a development block has frontage on an arterial road or a major collector road;

- The applicant proposes to build one of the two blocks of townhouse units without direct frontage to a public street, and neither Main Street North or Deer Park Lane are arterial or major collector roads, (Main Street North between Hwy 7 E. and 16th Avenue is designated as a minor collector road);
- The 2014 Official Plan also contains more specific policies which pertain to the **Markham Village Heritage Centre** (which is the Markham Village Heritage Conservation District):
 - Land use objectives include the desire to provide a variety of residential housing forms, tenures and densities.
 - Land use objectives also recognize the distinct character of heritage buildings, historic sites and landscapes of the Markham Village Heritage Conservation District and ensure that compatible infill development and redevelopment shall have regard for the protection and preservation of heritage buildings, building design, building materials and treatments, signage and lighting, landscaping and tree preservation to enhance the District's heritage character and complement the area's village-like, human scale of development..
 - Preserving and enhancing the predominantly residential area north of the *Mixed Use Heritage Main Street* lands by providing for infill development and redevelopment only in a new house form building which is compatible with the historic features and character of the surrounding heritage area.
 - For this specific portion of Main Street, a maximum building height of 2.5 stories.
 - For townhouses – restricted vehicular access points to public streets, adequate off-site parking and the number of linked townhouse units shall not exceed 8, except where permitted by Council in consideration of special or significant design features.
- The zoning designation of the subject property is C3 Commercial which permits a wide range of retail and commercial uses. A zoning By-law amendment is required to permit residential townhouses, as well as site specific development standards related to the proposed townhouse dwellings;
- Heritage Markham reviewed the original 19 townhouse unit proposal submitted by the previous owner in November of 2019 which adopted a three storey interpretation of the Second Empire style;
- The Committee provided the following feedback regarding the proposal:
 - THAT Heritage Markham has no objection from a heritage perspective to the proposed demolition of the existing car dealership and the Zoning By-law Amendment to permit residential uses in this location, including townhouses;
 - THAT Heritage Markham has no objection from a heritage perspective to the proposed Second Empire architectural style of the townhouses subject to some architectural design revisions;

- THAT Heritage Markham has no objection from a heritage perspective to the proposed Official Plan Amendment to permit 3 storey townhouses as it relates to the proposed Second Empire architectural style; and
- THAT Heritage Markham does not support the proposed Official Plan Amendment to permit townhouses not having direct frontage to a public street given the existing heritage character of the area, and recommends the area behind the proposed townhouses fronting onto Main Street North be used for backyard amenity space, visitor parking, snow storage and vehicular circulation.

Staff Comment

- The revised development proposal adopts some of the revisions recommended by the City's Fire and Waste Management Departments regarding access to the site for their vehicles, and feedback from the Transportation Department recommending that adequate visitor parking be provided entirely onsite. However, the proposed visitor parking spaces are scattered across the site appearing to utilize left over space better suited to landscaping (See Figure 2-Revised Current Site Plan);
- The City's Urban Design Section has recommended that the applicant provide a higher quality shared amenity space, increasing the proposed rear yard setback of the units of Block B to help ensure the preservation of boundary trees, and the consolidation of visitor parking spaces;
- Cultural Heritage Resources:
 - There are no cultural heritage resources on the property or immediately adjacent to the property;
 - The nearest cultural heritage resources are at 329, 340, 354 and 357 Main Street North (See attached map of nearby heritage resources Figure 4)
 - There is complementary infill development nearby in the form of single and semi-detached dwellings.
- Introduction of townhouses as a housing form:
 - Currently, there are no modern residential townhouse developments fronting onto Main Street Markham (although a proposed townhouse development at 73 Main Street South has been recently approved by the City).
 - There are historic and more recent townhouse developments in Markham Village (Water Street, Wilson Street, Bullock Drive) and there is a historic row of three former townhouses at 40 Main Street North (Falco's Restaurant).
 - There is nothing in the Markham Village Heritage Conservation District Plan that would discourage the introduction of townhouses although the most common form of housing in the heritage district is the single detached dwelling unit.
 - The Official Plan contemplates the possibility of townhouses in this area subject to certain criteria such as compatibility with the character of the area in the form of layout and design elements. However, the Official Plan also notes that this area north of the commercial core should preserve and enhance the predominantly residential area by providing for infill development and redevelopment only in a

new house form building which is compatible with the historic features and character of the surrounding heritage area.

- Style of the proposed townhouse
 - The proposed architectural style of the townhouses which incorporates Gothic Revival style gables into a Second Empire mansard roof has no historical precedent in Markham. Therefore staff recommends that the proposed townhouses reflect more authentic local examples of either Second Empire architecture or Gothic Revival architecture.
 - There are also issues with window design and appropriate use of materials (as shown in the concept drawings as a Site Plan Control Application has not been submitted)
- Height of the proposed townhouses
 - The Official Plan policies support a building form of 2 ½ storey with the ½ storey within the roof structure (anticipating a gable roof form). When considering a mansard roof (Second Empire style), the roof structure becomes a usable third floor of the building.
- Number of Units/ Second Row of townhouses
 - The Official Plan 2014 provides direction as to where the City may consider amendments to permit townhouses not fronting a public street (i.e. at appropriate locations and where the block has frontage on an arterial road or a major collector). This particular site does not support this type of development concept.
 - Staff has suggested that given the local context, the townhouses should ideally front on Main Street North (and possibly Deer Park Lane) with the remainder of the parcel used for an appropriate amenity space, visitor parking, snow storage and vehicular circulation.
- Staff has no objection to the demolition of the existing building, and the proposed Zoning By-law amendment to convert the subject property from commercial uses to residential uses including townhouses, but may have issues with site-specific development standards in support of the application concept.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed demolition of the existing car dealership and the Zoning By-law Amendment to permit residential uses in this location, including townhouses;

THAT Heritage Markham has no comments on the Draft Plan of Subdivision application in support of townhouses;

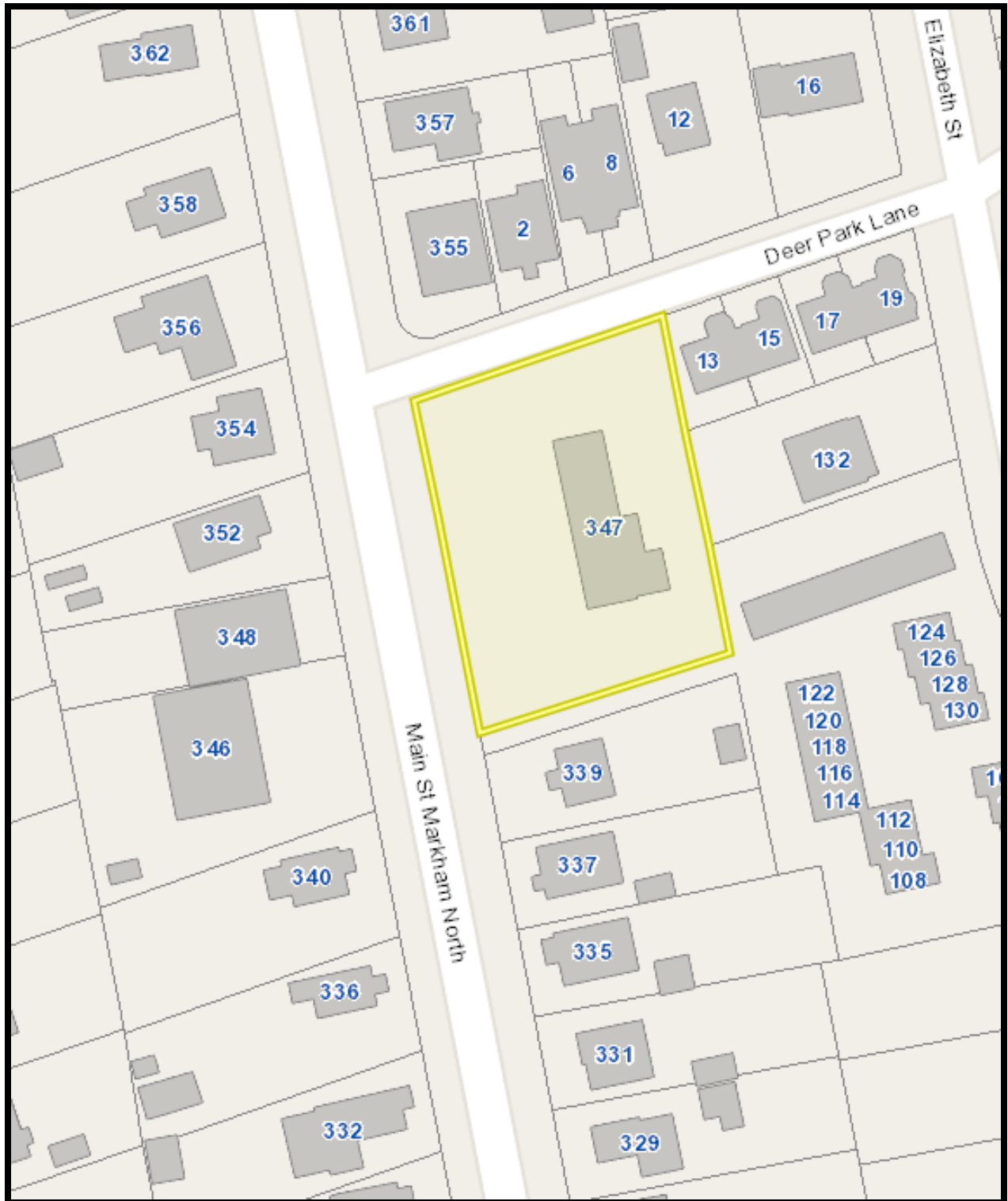
THAT Heritage Markham recommends that the architectural style of the townhouses be reflective of authentic Markham examples of either the Second Empire or Gothic Revival style;

THAT Heritage Markham has no objection from a heritage perspective to the proposed Official Plan Amendment to permit 3 storey townhouses in either a Second Empire or Gothic Revival architectural style;

THAT based on the current proposal, Heritage Markham does not support the proposed Official Plan Amendment to permit townhouses not having direct frontage to a public street given the existing heritage character of the area, and recommends the area behind the proposed townhouses fronting onto Main Street North be used for backyard amenity space, visitor parking, snow storage and vehicular circulation.

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347 Main Street North, Markham Village Heritage Conservation District



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Figure 1-Originally Proposed Site Plan

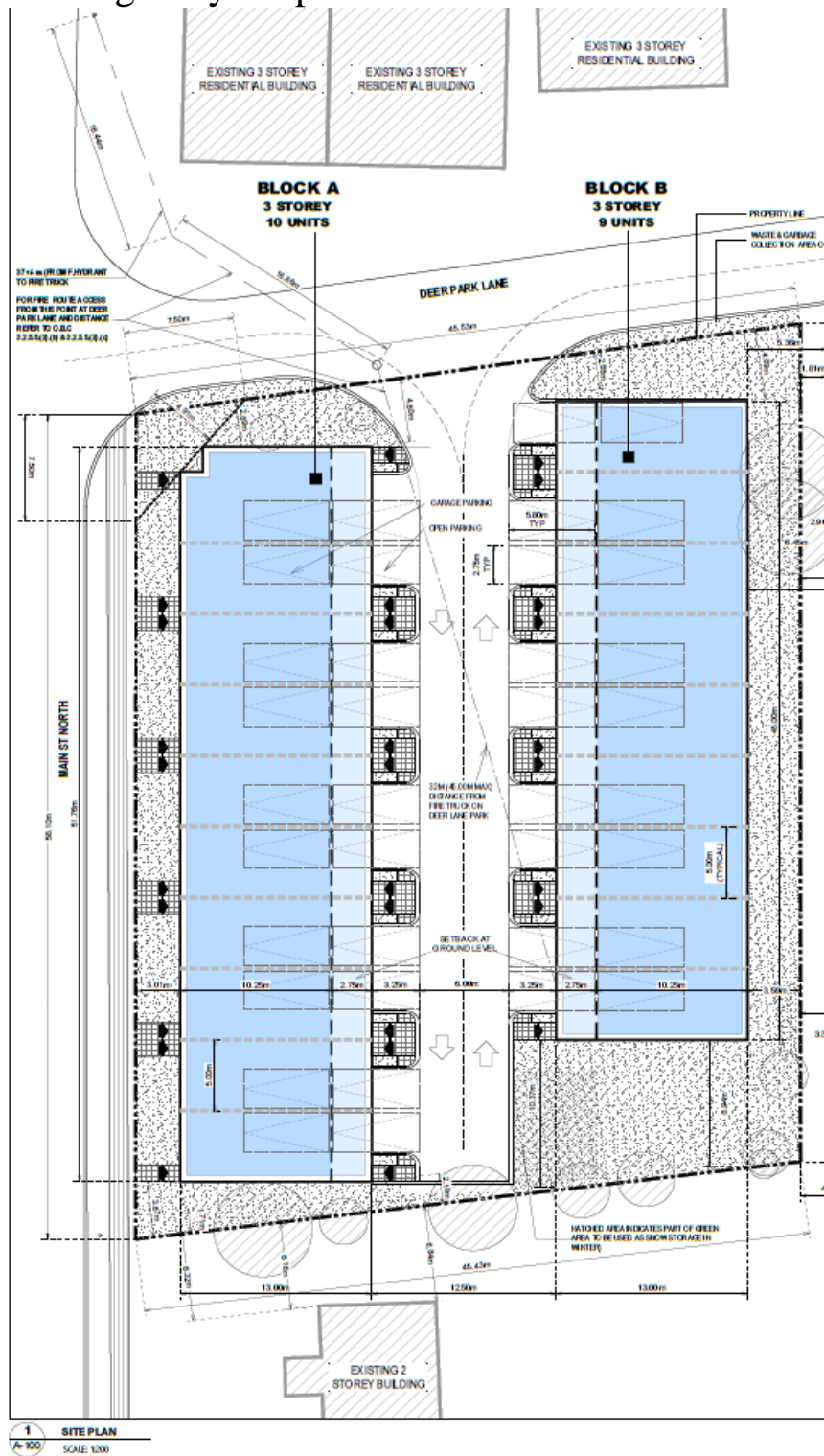


Figure 2- Revised Current Site Plan

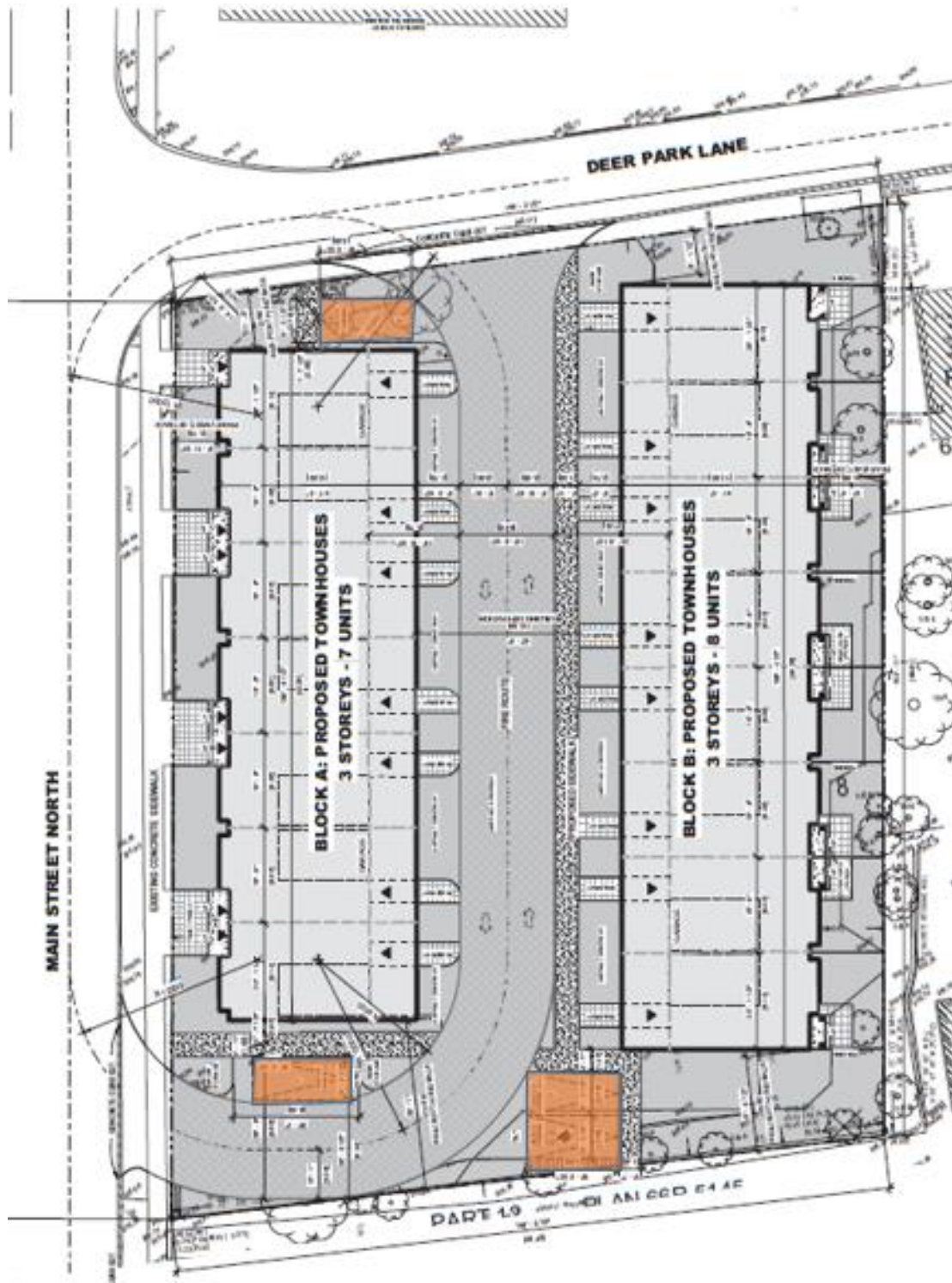
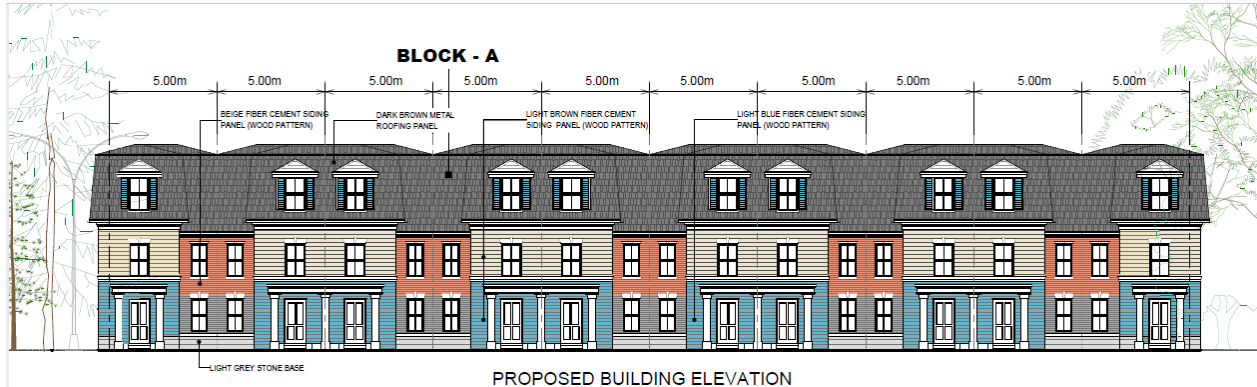


Figure 3-Elevations

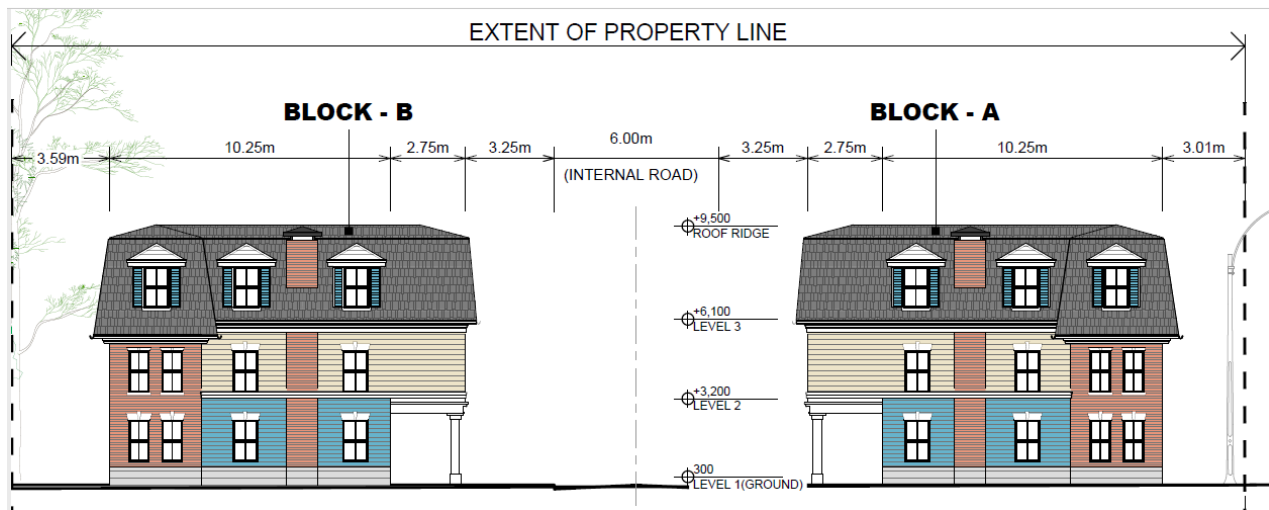
Originally Proposed West Elevation of Block A in the Second Empire architectural style



Revised West Elevation of Block A



Originally Proposed North Elevations of Block A & B in the Second Empire architectural style



Revised Proposed North Elevations of Block A

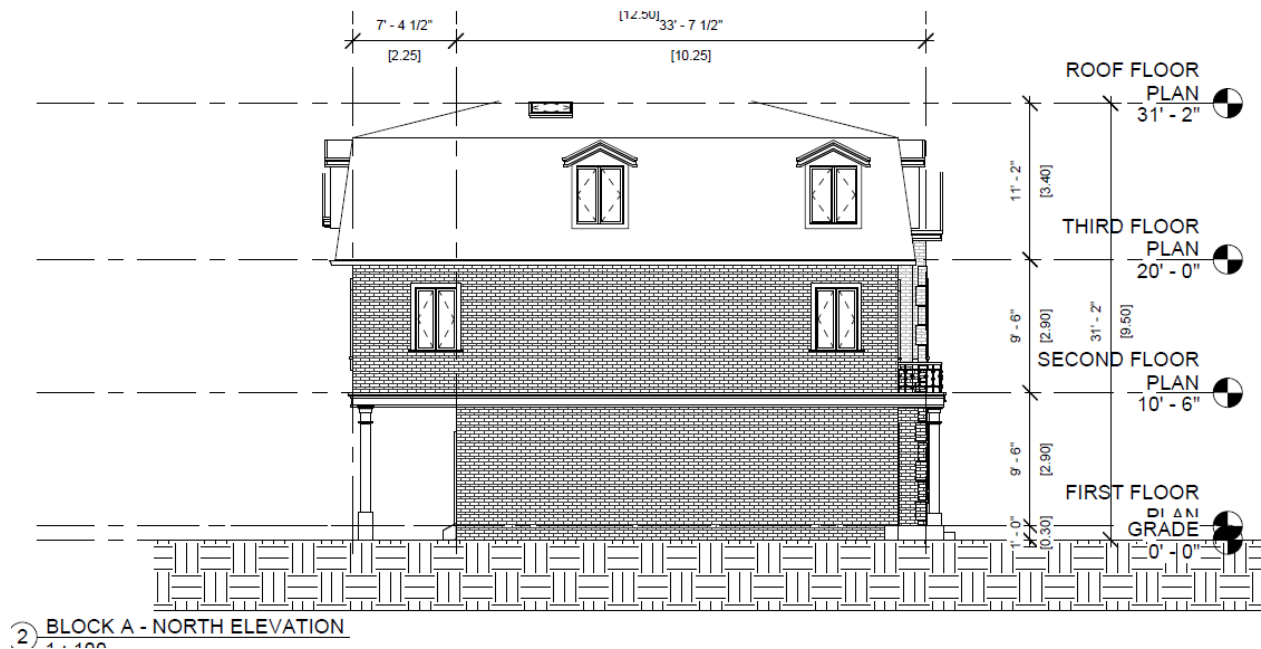
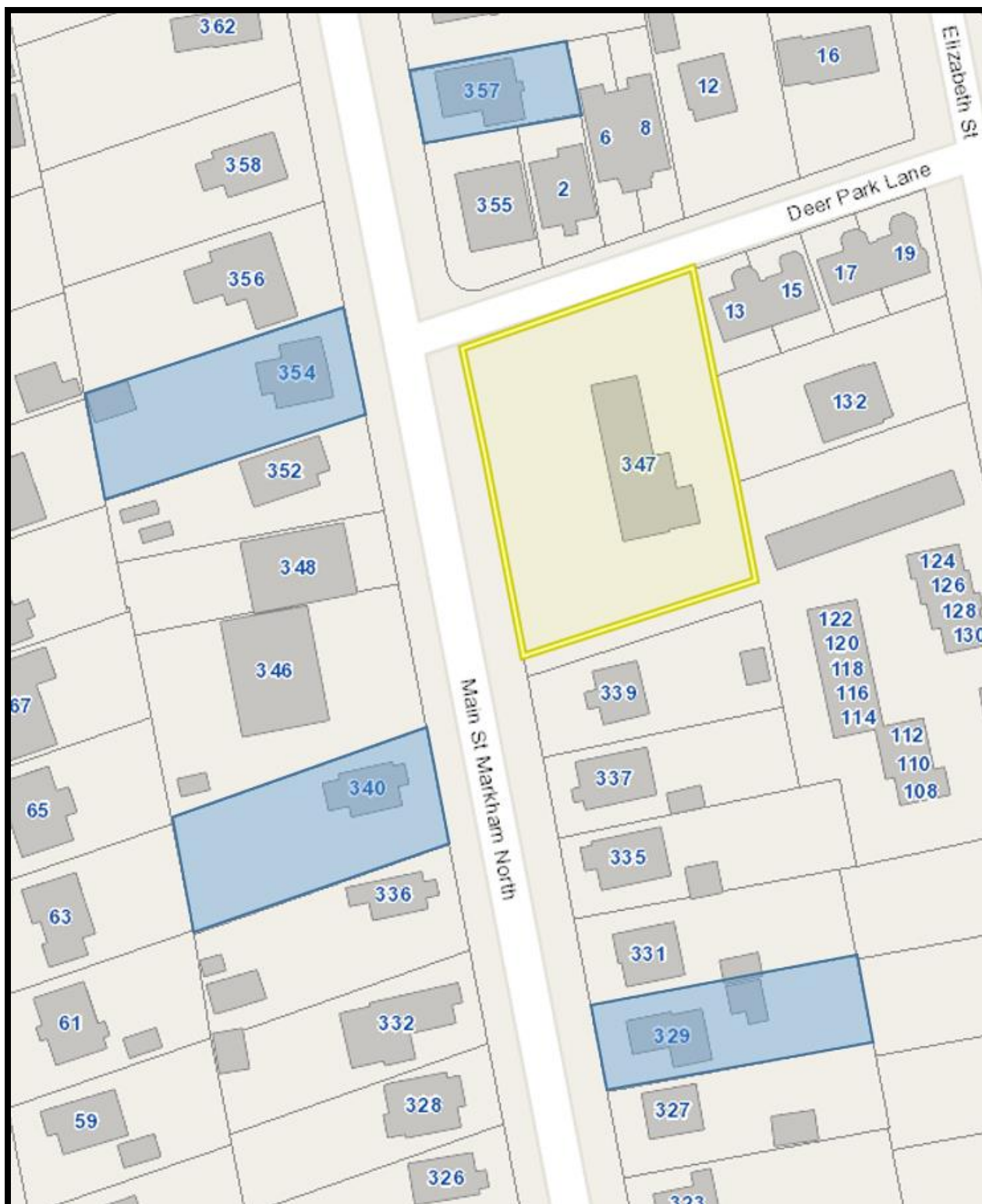


Figure 4- Nearby Heritage Resources



Properties with heritage resources highlighted in blue.