



Agenda
March 13, 2019
7:15 PM
Canada Room

**The Third Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2019.**

Alternate formats are available upon request.

Disclosure of Pecuniary Interest.

Table of Contents

PART ONE - ADMINISTRATION	2
1. APPROVAL OF AGENDA (16.11)	2
2. MINUTES OF THE FEBRUARY 13, 2019 HERITAGE MARKHAM COMMITTEE MEETING (16.11)	2
3. RESIGNATION FROM HERITAGE MARKHAM COMMITTEE IAN DARLING, THORNHILL REPRESENTATIVE (16.11)	2
PART TWO - DEPUTATIONS	3
4. UNIONVILLE COMMERCIAL CORE AREA STREETScape MASTER PLAN REVIEW OF OPTIONS (16.11)..	3
PART THREE - CONSENT	5
5. HERITAGE PERMIT APPLICATION, 4 WISMER PLACE, MARKHAM HERITAGE ESTATES, DELEGATED APPROVALS: HERITAGE PERMITS (16.11)	5
6. BUILDING AND SIGN PERMIT APPLICATIONS, 30 COLBORNE STREET, THORNHILL, 4335 HIGHWAY 7, UNIONVILLE, 206 MAIN STREET UNIONVILLE, 107 MAIN STREET NORTH MARKHAM VILLAGE, 33 ALBERT STREET, MARKHAM VILLAGE, DELEGATED APPROVALS: BUILDING PERMITS & SIGN PERMITS (16.11)	5
7. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION, 33 EUREKA STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT, PROPOSED ADDITION TO A HERITAGE DWELLING (16.11).....	6
8. DESIGNATION BY-LAWS, DESIGNATION BY-LAW AMENDMENTS, (16.11)	6
PART FOUR - REGULAR.....	7
9. DEMOLITION PERMIT APPLICATION, 29 SUMNER LANE, THORNHILL HERITAGE CONSERVATION DISTRICT, DEMOLITION OF 1951 DWELLING REMNANT (16.11)	7
10. SITE PLAN CONTROL APPLICATION, 143 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT, UPDATED DESIGN FOR ADDITION AND ALTERATION (16.11)	7
11. MARKHAM HERITAGE ESTATES COMPLIANCE ISSUES (16.11).....	8
PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES.....	9
PART SIX - NEW BUSINESS	10

Part One - Administration

1. Approval of Agenda (16.11) No Attachment

- A) Addendum Agenda
- B) New Business from Committee Members

Recommendation:

That the March 13, 2019 Heritage Markham Committee agenda be approved.

2. Minutes of the February 13, 2019 Heritage Markham Committee Meeting (16.11) Page 11

Extracts: R. Hutcheson, Manager of Heritage Planning

[Minutes](#)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 13, 2019 be received and adopted.

3. Resignation from Heritage Markham Committee Ian Darling, Thornhill Representative (16.11) Page 22

Extracts: R. Hutcheson, Manager of Heritage Planning
 L. Gold, Clerks, Committee Coordinator

[Memorandum](#)

See attached memorandum.

Recommendation:

That Heritage Markham receive the notice of resignation from Ian Darling, Thornhill representative, and offers its thanks and best wishes to Ian for his years of service and advice to the Heritage Markham Committee and the City of Markham.

Part Two - Deputations

4. **Unionville Commercial Core Area Streetscape Master Plan Review of Options (16.11)** Page 23
 Extracts: R. Hutcheson, Manager of Heritage Planning
[Memorandum](#)
-

See attached staff memorandum and material

Recommendation:

That Heritage Markham Committee provides the following feedback on the Unionville Commercial Core Area Streetscape Master Plan concepts and streetscape features from a heritage perspective:

- Preference for Concept ___ related to the road alignment
- If Concept 2 is pursued, preference for 2.0m sidewalks with the larger boulevard on the east side to eliminate parking opportunities and driveway conflicts on the west side and allow delivery opportunities on the boulevard on the east side (where there are no active driveways).
- Support the optional configuration for the East Lane ROW parking improvements including the introduction of additional trees and decorative lighting.
- Support parking on boulevard in the winter and shoulder seasons
- Support the re-introduction of a green canopy on Main Street and at the gateway nodes where practical and feasible
- Support the introduction of commercial patio space in the boulevard area as it can help animate the heritage village.
- Support the introduction of coloured/stamped asphalt in the intersection at Carlton Road/Main Street and Fred Varley Drive/Main Street, but not along Main Street ROW as breaks in the black asphalt related to amenity alcoves.
- Support the use of a heritage style lantern streetlight with the appropriate LED illumination. The streetlight pole should accommodate opportunities for banners, baskets and electrical supply requirements (power receptacles) at appropriate locations for seasonal decorations and for festival/special event use.
- Support the use of a metal pole similar to the streetlight pole if additional poles are required along the street.
- The colour of streetlight poles and other poles should be _____.
- Support the use of standard rolled curbs as they reflect a more village-like character (as opposed to standard curbs)
- New utilities features if needed should be consolidated, not located in the Main Street ROW (buried or relocated to other less visible areas)
- Traffic Signalization infrastructure (if needed) should be same colour as the streetlight poles.

- Support the introduction of accessibility improvement - All streetscape works should be designed to achieve the highest level of accessibility.
- Support sidewalks being white concrete that continues through driveway areas (as opposed to tinted concrete or decorative pavers).
- Support boulevard treatment that utilizes traditional brick size pre-cast paver from the heritage family of colours (red/brown). If parking is supported, consider using a different colour paver to delineate parking spaces.
- Support tree that are indigenous and historically appropriate varieties preferably high branching with a light transparent canopy near commercial businesses. Tree grates and guards should complement the colour of streetlights and not be overly ornate.
- Support the continued use of the existing street furniture - heritage bench style (black metal), waste receptacles (round, black metal), and bike racks (black circle pole or curvilinear multi-type). If a bollard is required, they should be metal, traditional in appearance and black)
- Support the introduction of wayfinding infrastructure that is complementary to the heritage character of the area (simple design, black).

Part Three - Consent

5. **Heritage Permit Application,** Page 54
4 Wismer Place, Markham Heritage Estates,
Delegated Approvals: Heritage Permits (16.11)
 File Number: HE 19 111958
 Extracts: R. Hutcheson, Manager of Heritage Planning
-
- [Memorandum](#)

See attached memorandum.

Recommendation:

That Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process

6. **Building and Sign Permit Applications,** Page 56
30 Colborne Street, Thornhill,
4335 Highway 7, Unionville,
206 Main Street Unionville,
107 Main Street North Markham Village,
33 Albert Street, Markham Village,
Delegated Approvals: Building Permits & Sign Permits (16.11)
 File Numbers: 17 178681 HP
 18 257093 AL
 18 258680 CP
 18 258288 SP
 19 110587 HP
 Extracts: R. Hutcheson, Manager of Heritage Planning
-
- [Memorandum](#)

See attached memorandum.

Recommendation:

That Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process.

7. **Committee of Adjustment Variance Application,
33 Eureka Street, Unionville Heritage Conservation District,
Proposed Addition to a Heritage Dwelling (16.11)**

Page 57

File Number: A/18/19

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no comment on Minor Variance application A/18/19 from a heritage perspective, but will review and comment on the related Site Plan Control application once it is circulated.

8. **Designation By-laws,
Designation By-law Amendments, (16.11)**

Page 64

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham acknowledges the need to amend the legal description in the designation by-laws for the following properties and has no objection:

- 33 Artisan Trail (formerly 10372 Woodbine Ave-relocated)
- 37 Artisan Trail (formerly 10271 Woodbine Ave- new address)
- 39 Artisan Trail (formerly 10327 Woodbine Ave- relocated)
- 99 Thoroughbred Way (formerly 9804 McCowan Road - new address)
- 7 Bewell Drive (formerly 7449 Ninth Line - new address)
- 15 Bewell Drive (formerly 7447 Ninth Line - new address)
- 70 Karachi Drive (formerly 7555 Markham Road - relocated)
- 1 Kalvinster Drive (formerly 6937 Hwy 7 - new address)
- 28 Pike Lane (formerly 9451 Ninth Line - new address)
- 8 Greenhollow Court (formerly 9516 Ninth Line - new address)
- 11 Heritage Corners Lane (formerly 9251 Hwy 48 - relocated)
- 819 Bur Oak (formerly 9483 McCowan Road- relocated)
- 99 YMCA Blvd (formerly 7966 Kennedy Rd - new address)
- 20 Mackenzie's Stand Avenue (formerly 8083 Warden Ave)
- 2665 Bur Oak Ave (formerly 7006 16th Ave- new address)

Part Four - Regular

9. **Demolition Permit Application,** Page 66
29 Sumner Lane, Thornhill Heritage Conservation District,
Demolition of 1951 Dwelling Remnant (16.11)
 File Number: 19 110922 DP
 Extracts: R. Hutcheson, Manager of Heritage Planning
 J. Chow, Building Department

[Memorandum](#)

See attached memorandum.

Recommendation:

That Heritage Markham has no objection to the demolition and removal of the remaining portions of the Class C dwelling, modern block foundation and other more recent structures at 29 Sumner Lane, as they have no cultural heritage significance and have deteriorated over time.

10. **Site Plan Control Application,** Page 69
143 Main Street, Unionville Heritage Conservation District,
Updated Design for Addition and Alteration (16.11)
 File Number: SC 17 172884
 Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Project Planner

[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham supports the revised design for alterations and the addition to 143 Main Street Unionville from a heritage perspective, subject to the applicant revising the window glazing pattern on the addition from 2 over 1 to a more traditional 2 over 2, and entering into a Site Plan Agreement containing the usual conditions relating to materials, colours, etc.

- 11. Markham Heritage Estates Compliance Issues (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
-

Page 81

[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham receive the report on compliance issues at Markham Heritage Estates as information.

Part Five - Studies/Projects Affecting Heritage Resources - Updates

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Doors Open Markham 2019
- b) Heritage Week, February 2019
- c) Morgan Park Revitalization Master Plan, Markham Village
- d) Main Street Unionville Community Vision Plan (2014) - Implementation
- e) Unionville Heritage Conservation District Plan Amendments/ Update
- f) Unionville Heritage Centre Secondary Plan
- g) Unionville Core Area Streetscape Master Plan (2018)
- h) Update to Markham Village Heritage Conservation District Plan (2019)
- i) New Secondary Plan for Markham Village (2019)
- j) Comprehensive Zoning By-law Project (2017) – Review of Development Standards – Heritage Districts

Part Six - New Business

Heritage Markham Committee Meeting
City of Markham
February 13, 2019
Canada Room, Markham Civic Centre

Members

David Nesbitt, Chair
Maria Cerone
Ken Davis
Graham Dewar
Evelin Ellison
Councillor Keith Irish
Councillor Reid McAlpine
Councillor Karen Rea

Regrets

Ian Darling
Anthony Farr
Jennifer Peters-Morales
Zuzana Zila

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, Senior Heritage Planner
Peter Wokral, Senior Heritage Planner
Victoria Hamilton, Committee Secretary (PT)

David Nesbitt, Chair, convened the meeting at 7:22 PM by asking for any disclosures of interest with respect to items on the agenda.

1. Approval of Agenda (16.11)

- A) Addendum Agenda
- 146 Main Street, Unionville Heritage Conservation District
- B) New Business from Committee Members

Recommendation:

That the February 13, 2019 Heritage Markham Committee agenda be approved **with the addendum item.**

CARRIED

2. **Minutes of the January 9, 2019
Heritage Markham Committee Meeting (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
-
- [Minutes](#)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on January 9, 2019 be received and adopted.

CARRIED

3. **Heritage Markham Election and Appointments,**
1. **Election of Chair and Vice-Chair,**
2. **Sub-Committees of Heritage Markham,**
3. **Heritage Markham Representative- Other Committees (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
-
- [Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee requesting nominations for the Chair and Vice Chair positions, and appointees for the sub-committees.

Recommendation:

That **Graham Dewar** is the Chair of Heritage Markham effective February 14, 2019; and,

That **Ken Davis** is the Vice Chair of Heritage Markham effective February 14, 2019; and,

That **all Heritage Markham Committee members be invited to participate in meetings** of the Architectural Review Sub-Committee; and,

That **David Nesbitt** and **Ian Darling** are the Heritage Markham representatives on the Heritage Building Evaluation Sub-Committee effective February 14, 2019, with **Graham Dewar** and **Evelin Ellison** as alternates; and,

That **Graham Dewar** is the Heritage Markham representative on the Main Street Markham Committee effective February 14, 2019; and,

That **Committee members be selected in future to be** the Heritage Markham representatives on the Doors Open Committee; and,

That as per the committee recommendation of November 14, 2018, Ken Davis is confirmed as the Heritage Markham representative on the Historic Unionville Community Vision Committee; and further,

That as per the committee recommendation of November 14, 2018, Evelin Ellison, Zuzana Zila and Jennifer Peter-Morales are confirmed as members of the Heritage Markham Awards of Excellence Sub-Committee for 2019.

CARRIED

**4. Building Permit Applications,
 9046 Woodbine Avenue, Buttonville HCD,
 10931 Victoria Square Boulevard, Victoria Square Community,
 Delegated Approvals: Building Permits (16.11)**

File Nos.: 17 172514 01 NH
 15 154973 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Recommendation:

That Heritage Markham receive the information on building permits approved by Heritage Section staff under the delegated approval process.

CARRIED

**5. Committee of Adjustment Application,
 175 Main Street North Markham Village Heritage Conservation District,
 Proposed Ground Sign – Home Occupation (16.11)**

File Nos.: A/05/19

Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner

[Memo](#)

There was a brief discussion regarding the size of the proposed signage. Staff advised that it was in line with other signs approved for the area.

Recommendation:

That Heritage Markham has no objection to the proposed front yard ground sign for 175 Main Street North provided that it complies with Section 10.0 of the City's Sign By-law; and,

That final review of the sign permit application be delegated to Heritage Section staff.

CARRIED

6. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Correspondence](#)

Recommendation:

That the following correspondence be received as information:

- a) Community Heritage Ontario: CHO News, Winter, 2019. Emailed to Heritage Markham members. (Staff has several copies)
- b) Markham Economist Newspaper, January 25, 2019. "Markham's Big Civic Building Boom Separated by More than a Century"
- c) Markham City Clerk re: Proclamation of Heritage Week, February 18-24, 2019
- d) Society for the Preservation of Historic Thornhill: February 2019 Newsletter. Staff has full copy.

CARRIED

**7. Site Plan Control Application,
14 Heritage Corner's Lane, Markham Heritage Estates,
Replication of Reverend Jenkins House (16.11)**

File No.: SPC 18 259069

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

Memo

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

There was discussion regarding the requested variances, including gross floor area. Staff advised that the proposed replication house is smaller than the original house, but variances were required due to the cap on the ground floor footprint of heritage buildings with additions, regardless of lot size.

There was discussion as to whether the proposed house should be considered heritage due to the lack of original structure remaining. Staff advised that this was a unique circumstance where delays caused further deterioration of the original structure and fewer elements from the original house were salvaged than anticipated.

Staff advised that the salvaged elements were being stored off-site and that the purchase and sale agreement indicated that the proposed house would have to be enclosed and substantially completed within one year, with an anticipated project start in spring 2020.

The Committee expressed concern that future purchasers would attempt to demolish a heritage home and salvage minimal elements in order to obtain the desired land. Staff advised that the heritage house had collapsed and that a letter of credit would be secured to ensure the salvaged elements would be installed.

Recommendation:

That final review of the Site Plan application and any variance application be delegated to Heritage Section staff.

CARRIED

**8. Information,
30 Colborne Street, Thornhill Heritage Conservation District,
Compliance Issues with Construction Project (16.11)**

File No.: SC 17 168354

Extracts: R. Hutcheson, Manager of Heritage Planning

G. Duncan, Project Planner

Chris Bird, Director of Building Standards

Memo

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo, noting the three (3) key compliance issues with the project. G. Duncan advised that two of the three issues related to windows were being rectified by the applicant, however a significant portion of the original siding that was removed could not be salvaged due to breakage and warping of the boards.

A deputation was brought forward by Rob Armstrong regarding the compliance issues. He stated his dissatisfaction regarding the lack of care taken by the owner to preserve the heritage elements and would like the owner to be held accountable financially for the destruction of the heritage siding and for a way to prevent similar situations in future.

Staff advised that there would be a financial penalty and a charge laid under the Ontario Heritage Act in response to the compliance issues.

The Committee commented that the owner should have new wood siding custom milled to replicate the style of the original siding.

There was a brief discussion regarding the windows and chimney. Staff confirmed that all installed windows were made of wood and the basement windows were in window wells. Staff advised that the chimney is expected to be repainted white, noting that the chimney was a feature from the 1950's renovation.

Recommendation:

That Heritage Markham receive the staff memorandum concerning compliance issues with the construction project at 30 Colborne Street as information.

CARRIED

**9. Site Plan Control Application,
 Committee of Adjustment Variance Application,
 41 Church Street, Markham Village Heritage Conservation District,
 Proposed Two Storey Addition (16.11)**

File Nos.: SC 18 239968
 A/110/18

Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner

Memo

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

There was discussion regarding the garage and Staff confirmed that it would meet the minimum width requirements if the owner stayed within the bylaw but the resulting garage would not function well.

There was discussion regarding the neighbour's side yard windows and reduced visibility with the installation of the proposed addition. Staff commented that a side yard addition with a 4 foot setback on the ground level was permitted within the by-laws.

The Committee commented that the neighbouring house had significant foundation problems and noted that a reduced setback on the ground level could affect the structural integrity of their home due to the changes in drainage and runoff.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham does not support the proposed 3 foot side yard setback proposed for the garage but has no objection to the 4 foot side yard setback for the living space above the garage.

Recommendation:

That Heritage Markham has no objection to the architectural design of the proposed addition to 41 Church Street from a heritage perspective; and,

That Heritage Markham **does not support** the proposed 3 ft. side yard setback proposed for the garage **but has no objection to** the proposed 4 ft. side yard setback for the living space above the garage from a heritage perspective; and,

That final review of the Site Plan application and any other development application required to permit the proposed addition to 41 Church Street be delegated to Heritage Section staff; and further,

That the applicant enter into a site plan agreement containing the standard conditions regarding materials, colours, windows etc.

CARRIED

Part Five - Studies/Projects Affecting Heritage Resources - Updates

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Doors Open Markham 2019
- b) Heritage Week, February 2019
- c) Morgan Park Revitalization Master Plan, Markham Village
- d) Main Street Unionville Community Vision Plan (2014) - Implementation
- e) Unionville Heritage Conservation District Plan Amendments/ Update
- f) Unionville Heritage Centre Secondary Plan
- g) Unionville Core Area Streetscape Master Plan (2018)
- h) Update to Markham Village Heritage Conservation District Plan (2019)
- i) New Secondary Plan for Markham Village (2019)
- j) Comprehensive Zoning By-law Project (2017) – Review of Development Standards – Heritage Districts

**10. Heritage Permits,
 Improvement to Heritage Permit Process (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner

Memo

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the City has begun issuing heritage permits with a Heritage Permit Card similar to those issued by the Building Department and that neighbours would be able to more easily identify the work that has been approved.

The Committee suggested informing local community associations and heritage neighbourhoods of the revised approach so residents would know to look for the approved work on the permit cards which are to be displayed while work is occurring on a property.

Recommendation:

That the update on improvements to the City's Heritage Permitting Process be received by Heritage Markham as information.

CARRIED

11. City of Markham Website – Heritage Content (16.11)Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and provided a brief presentation on how to navigate the new City of Markham website to locate information related to Heritage Markham and the heritage planning program.

The Committee thanked the Manager, stating that the presentation was helpful since the information was set up very different than the earlier website.

Recommendation:

That Heritage Markham Committee receive for information the presentation on the City of Markham Website – Heritage Content.

CARRIED

12. Main Street Unionville Commercial Core Streetscape Master Plan, Open House & Community Meeting (16.11)Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and advised that this meeting to be held on February 27, 2019 at the Crosby Arena would provide a good opportunity for feedback.

Recommendation:

That Heritage Markham receive as information.

CARRIED

13. New Business**Request for Feedback****Gazebo Project – Millennium Square Park****146 Main Street, Unionville Heritage Conservation District (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
David Plant, Manager of Parks Operations
Dean McDermid, Supervisor, Parks Operations and Special Events

[Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo.

Councillor McAlpine indicated there was no reason for this specific structure and was of the opinion that the funds could be spent in other areas to provide equal, if not greater, value to the community. He opposed the materials being proposed and noted that feedback from the community was required before the project is given further consideration.

Other members also questioned the need for the structure and the use of metal.

Staff noted that projects undertaken using funds provided through the Ontario Main Street Revitalization Initiative Fund had to be completed by March 2020.

The Committee stated its preference for the funds be used on public spaces and that any installations should complement the surrounding structures.

[Recommendation:](#)

That Heritage Markham Committee, from a heritage perspective, supports further community consultation prior to the distribution of any funds remaining from the Ontario Main Street Revitalization Initiative Fund following the approved gate installation.

CARRIED

14. New Business**Unfinished Homes in Markham Heritage Estates**

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner

Councillor Rea raised concern about a number of homes being left unfinished in the Markham Heritage Estates and inquired as to how to move these projects forward.

Staff advised that it was a process of working with the owner, and that generally the letter of credit did not provide enough money for the City to complete the work, nor did the City wish to take on the work. Staff advised that on private property, for the City to access the property to perform any work would be a challenge.

There was a brief discussion regarding the MPAC value, option of increasing taxes, and utilities.

Staff advised that it is also difficult to force owners to complete work faster if it appears there is some progress due to the Building Code Act.

Staff noted that as per the Site Plan Agreement, there is a requirement for the work to be initiated within a set time, but no timeline for completion.

Staff recommended inclusion of these items on the next meeting agenda to discuss further once additional information is compiled and various options are reviewed.

The Committee expressed their displeasure with the state of a number of the homes in Markham Heritage Estates and the lack of completion of required works.

15. New Business**Heritage Properties in Future Employment Districts**

Extracts: R. Hutcheson, Manager of Heritage Planning

Councillor McAlpine noted that the incorporation of heritage properties in future employment districts was recently discussed at a budget meeting, and the future use of these properties was unclear. Staff noted that the heritage properties are often incorporated into the development plans for use as restaurants, daycares, and other facilities.

Adjournment

The Heritage Markham Committee meeting adjourned at 10:12 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: March 13, 2019

SUBJECT: Resignation from Heritage Markham Committee
Ian Darling
Thornhill Representative

Please be advised that Ian Darling has submitted his resignation as a member of the Heritage Markham Committee effective March 3, 2019.

Background

- Mr. Darling joined the Heritage Markham Committee in 2016 as a Thornhill representative, and was appointed for four years (until November 30, 2019)
- He was Vice Chair in 2017 and was a member of the Building Evaluation Sub-Committee in 2018

Staff Comment

- Mr. Darling has indicated that he has tried to balance the commitment required to be an effective Heritage Markham member with his responsibilities and duties associated with his employment and has found it difficult to find the time to devote to Heritage Markham.
- He noted that he had missed a number of meetings and anticipated additional absences in the future.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the notice of resignation from Ian Darling, Thornhill representative, and offers its thanks and best wishes to Ian for his years of service and advice to the Heritage Markham Committee and the City of Markham.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: March 13, 2019

SUBJECT: Studies/Projects Affecting Heritage Resources
Unionville Commercial Core Area Streetscape Master Plan
Review of Options

Project: Unionville Core Area Streetscape Master Plan

Andrew Jackson, Associate and Senior Project Director at Cosburn Giberson Landscape Architects will be in attendance to review material with the Committee.

Background:

- The commercial core of Main Street Unionville is a key part of the historic village, and has long been identified as a centre of pride for the City of Markham while functioning as a highly visited destination area for visitors to the community.
- Last ungraded over 30 years ago in the mid-1980s, the existing commercial streetscape in historic Unionville is in need of rehabilitation and refurbishment.
- One of the recommendations of the Main Street Unionville Community Vision Plan in January 2015 was to revitalize the streetscape elements on Main Street. The Vision Plan suggests that the City take guidance from the streetscape concepts explored as part of the vision and undertake a Streetscape Beautification initiative. This is based on the premise that a streetscape that is more comfortable, more accommodating, and that introduces a green canopy will help contribute to the regeneration of Main Street.
- At present, staff repair specific components of the streetscape as they break or come to the end of their lifecycle, but in some cases, the material is no longer available leading to unattractive patchwork and a deteriorating streetscape.
- In 2017, Operations staff was going to utilize life cycle funding to undertake major repairs to the streetscape. However, this work was put on hold, and based upon the recommendation of the Historic Unionville Community Vision Committee as part of capital budget discussions for 2018, Markham Council provided the necessary funding to undertake this study.
- A streetscape master plan is required to identify the constraints and opportunities in the area

and the desired concept for the streetscape. This document will provide the guidance needed to prepare the final documentation (detailed design) for street improvements.

- The objective of the streetscape master plan study is to develop a new streetscape that addresses the needs of residents, visitors and local business operators, and enhances the pedestrian experience while protecting the heritage character of the area.
- The purpose of the study is to establish a streetscape plan and design direction to strengthen the sense of place and improve the physical attractiveness of the commercial Main Street.
- This will enrich the experience of living, shopping and doing business in the area through improved traffic movements, landscaping and street furniture.
- The intent of the study is to establish detailed design and costing associated with an improved streetscape for the commercial core area. The overall project is to be undertaken in four Stages:
 - Stage 1 – Master Plan Concept Development
 - Stage 2 – Detailed Design Drawings
 - Stage 3 – Specifications and Tender Document
 - Stage 4 – Project Management and Implementation
- The Stage 1 Master Plan Concept Development process has been further refined into 4 sub-categories.
 - Phase 1 – Background Analysis
 - Phase 2 – Issues, Opportunities and Option Development
 - Phase 3 – Public Consultation
 - Phase 4 – Preferred Concept

We are currently at the Phase 3 – Public Consultation component of the process.

Status/ Staff Comment

Heritage Markham Committee is being requested to provide input on streetscape design concepts and streetscape components from a heritage perspective.

Discussion

1. Preferred Concept

- **Concept 1 – Refresh**
 - Maintains the existing alignment of the street ROW
 - Includes asphalt pavement (7.0m as per existing), 1.5 m sidewalks, street trees where possible, gateway nodes, boulevard pavers (2.35m on west and 1.35m on the east), breaks in the pavement using coloured stamped asphalt, amenity alcoves to group seating and other street furniture, heritage style streetlights.
- **Concept 2 – Modified Alignment**
 - Alteration to the existing alignment of the street to reduce the pavement and allow greater space on the boulevard for sidewalks.
 - Includes asphalt pavement (6.5m * 6.0 m pavement with .25m rolled curb), 1.5 m or 2.0m sidewalks, street trees where possible, gateway nodes, boulevard pavers, breaks in the pavement using coloured stamped asphalt, amenity alcoves to group

seating and other street furniture, heritage style streetlights.

- To obtain equal boulevards of 2.35m on each side of the street means having 1.5m sidewalk
- To obtain a 2.0 m sidewalk on each side, the boulevard on the west remains at 2.35m but the east boulevard is reduced to 1.35m. Or the boulevard width is reversed to have the larger boulevard (and parking opportunities) on the east side where there are no driveway conflicts. This also allows at grade delivery vehicles to service the east side businesses (as opposed to either blocking a traffic lane or having to park in the valley area).
- **Reconfiguration of the East Lane ROW parking opportunities**
 - Additional parking opportunities are created by introducing perpendicular parking spaces on the west side of the lane
 - Additional trees can also be introduced.

2. Parking on the Boulevard(s)

- Currently there are 28 parking spaces on the west boulevard
- Currently there are summertime restrictions for on-street parking on the Main Street boulevard.
- Should parking on the boulevard(s) continue to be permitted or is no on-street parking the best approach.

3. Trees

- The introduction of trees in the boulevard area to help green the street may impact the amount of on-street parking.
- The proposal is to avoid predictable regularity in planting (which would be difficult due to the underground utilities found under the street) and instead take a more casual/picturesque approach (clustering trees where they will survive).
- From a heritage perspective the re-introduction of a green canopy where practical and feasible is supported. It is proposed that increased trees be introduced at gateway nodes (Carlton and Main, and the Railway/Victoria Avenue area).

4. Commercial Patio Space

- Enhanced boulevard areas provide the opportunity for restaurants to introduce new or additional temporary commercial patio space during the summer months. The area can be rented from the City.
- This type of use can help animate the heritage village.

5. Colour/Stamped asphalt pavement areas

- The original streetscape concept developed as part of the Vision Plan (2015) suggested the introduction of these features called “street rooms” which could calm traffic, breakup driving into segments and provide organization for amenities.
- This idea has been carried forward into the two concepts as Amenity Alcoves.
- However, the idea may result in an over-designed appearance from a heritage perspective where the objective is to preserve a village-like character and a casual nature.
- Perhaps it may be best to only support the coloured/stamped asphalt in the intersection

areas at Carlton Road and Fred Varley Drive/Main Street

6. Streetlights and Banner Poles

- New heritage style streetlights are proposed based on the unit introduced on Main Street south of Highway 7.
- Care must be taken to ensure the LED light is appropriate for the village setting.
- The light poles should also be used for banners, flags, hanging basket arms and for electrical supply requirements related to seasonal decorations and festival use.
- Current street light poles (and wood poles) are grey in colour (which is also the colour of streetlights south of the RR tracks and south of Highway 7). There has been discussion as to whether the infrastructure should continue to be grey or change to black in the commercial core area. Feedback is requested.
- Currently, wooden poles are used in between streetlight poles for baskets. If additional poles are required, the proposal is that they would be metal (similar to the streetlight poles without the lantern). This may make the streetscape more formal.

7. Other Street Furnishings and Features

- Standard rolled curbs are proposed – these should continue to be used as they reflect a more village-like character (as opposed to standard curbs)
- Utilities are expected to remain as constructed but if any new utility component needs to be introduced, it should be consolidated, not located in the Main Street ROW (buried or relocated to other less visible areas)
- Traffic Signalization – none is proposed but if it were needed, the poles should be same colour as the streetlight poles.
- Accessibility – all streetscape works should be designed to achieve the highest level of accessibility.
- Sidewalks - white concrete sidewalk that continues through driveway areas (as opposed to tinted concrete or decorative pavers).
- Boulevard Treatment – traditional brick size pre-cast paver from the heritage family of colours (red/brown). If parking is supported, consider using a different colour paver to delineate parking spaces.
- Trees – indigenous and historically appropriate varieties are suggested preferably high branching with a light transparent canopy near commercial businesses. Tree grates and guards should complement the colour of streetlights and not be overly ornate.
- Street Furniture – continued use of the existing heritage bench style (black metal), waste receptacles (round, black metal), and bike racks (black circle pole or curvilinear multi-type). If a bollard is required, they should be metal, traditional in appearance and black)
- Wayfinding – any wayfinding infrastructure should be complementary to the heritage character of the area (simple design, black).
- Historic Interpretive Signage – not addressed at this time. Could be a later project.

Heritage Markham members may have other suggestions for improvement to the streetscape from a heritage conservation perspective.

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee provides the following feedback on the Unionville Commercial Core Area Streetscape Master Plan concepts and streetscape features from a heritage perspective:

- Preference for Concept ___ related to the road alignment
- If Concept 2 is pursued, preference for 2.0m sidewalks with the larger boulevard on the east side to eliminate parking opportunities and driveway conflicts on the west side and allow delivery opportunities on the boulevard on the east side (where there are no active driveways).
- Support the optional configuration for the East Lane ROW parking improvements including the introduction of additional trees and decorative lighting.
- Support parking on boulevard in the winter and shoulder seasons
- Support the re-introduction of a green canopy on Main Street and at the gateway nodes where practical and feasible
- Support the introduction of commercial patio space in the boulevard area as it can help animate the heritage village.
- Support the introduction of coloured/stamped asphalt in the intersection at Carlton Road/Main Street and Fred Varley Drive/Main Street, but not along Main Street ROW as breaks in the black asphalt related to amenity alcoves.
- Support the use of a heritage style lantern streetlight with the appropriate LED illumination. The streetlight pole should accommodate opportunities for banners, baskets and electrical supply requirements (power receptacles) at appropriate locations for seasonal decorations and for festival/special event use.
- Support the use of a metal pole similar to the streetlight pole if additional poles are required along the street.
- The colour of streetlight poles and other poles should be _____.
- Support the use of standard rolled curbs as they reflect a more village-like character (as opposed to standard curbs)
- New utilities features if needed should be consolidated, not located in the Main Street ROW (buried or relocated to other less visible areas)
- Traffic Signalization infrastructure (if needed) should be same colour as the streetlight poles.
- Support the introduction of accessibility improvement - All streetscape works should be designed to achieve the highest level of accessibility.
- Support sidewalks being white concrete that continues through driveway areas (as opposed to tinted concrete or decorative pavers).
- Support boulevard treatment that utilizes traditional brick size pre-cast paver from the heritage family of colours (red/brown). If parking is supported, consider using a different colour paver to delineate parking spaces.
- Support tree that are indigenous and historically appropriate varieties preferably high branching with a light transparent canopy near commercial businesses. Tree grates and guards should complement the colour of streetlights and not be overly ornate.
- Support the continued use of the existing street furniture - heritage bench style (black

metal), waste receptacles (round, black metal), and bike racks (black circle pole or curvilinear multi-type). If a bollard is required, they should be metal, traditional in appearance and black)

- Support the introduction of wayfinding infrastructure that is complementary to the heritage character of the area (simple design, black).

File:Q:\Development\Heritage\SUBJECT\Unionville Core Area Streetscape Master Plan 2018\HM March 13, 2019
feedback.doc

From the Preliminary Study Report

4.1 Design Principles

The Streetscape Design Principles provide the basic direction to be achieved for the new Unionville Core Area streetscape. The principles include:

- To acknowledge that the Main Street is in a village setting (not a traditional downtown) and the need to preserve the village-like heritage character of the area at a human scale.
- To maintain the casual nature of the street and avoid an overly designed appearance.
- To support and strengthen this unique identity and sense of place within the larger context of Markham.
- To protect and reinforce the area's distinct heritage character and heritage resources.
- To create an improved quality of civic amenity space and an attractive setting for heritage resources.
- To create a more attractive environment that encourages and supports private sector renewal and investment.
- To maintain and support the streetscape's role as a traditional shopping environment where people walk, shop, meet, conduct business and socialize.
- To acknowledge that the street functions as a tourist/visitor generator, often with large amounts of people
- To improve the overall pedestrian experience through physical improvements.
- To ensure that improvements reflect a high level of design excellence/ quality and support a distinctive streetscape.
- To re-introduce a green canopy to the street.
- To respect the restrictions and controls related to any works in the floodplain area.

From the Preliminary Study Report
Background Information

Source	Subject: Pavement – Vehicular (materials, width)
Existing Conditions	Heavy Duty Asphalt
Heritage District Plan	<ul style="list-style-type: none"> • Asphalt is permitted • P. 19 “Existing pavement widths and road right-of ways are a major contributor to the character of the District and should be retained” • “improvements should be undertaken in a manner that preserves and enhances the heritage character of the District:
Community Vision Plan	<ul style="list-style-type: none"> • Introduce decorative paving (does not mention materials) that helps calm traffic and organizes amenities and layby parking (need to address fast moving traffic). • Concept plans illustrate a different colour at 8 specific “room” locations compared to another colour material for the remainder of the roadway • Calm traffic / break up driving into segments • Suggests a min roadway of 6.0m
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Standard black asphalt should be used for the main vehicular areas for driving. • The idea of creating breaks (“rooms’) in the road asphalt for traffic calming may not support the principle of maintaining a rural/village character that is not overly designed. • Certain areas such as at intersections may have alternative materials- see Intersection Treatment

Source	Subject: Pavement – On Street Parking Areas
Existing Conditions	<ul style="list-style-type: none"> • Heavy Duty Asphalt on street • Layby parking on adjacent boulevard in on pavers (see Boulevard Section)
Heritage District Plan	<ul style="list-style-type: none"> • No specific Policy
Community Vision Plan	<ul style="list-style-type: none"> • Only addresses parking on west side boulevard area; special paving treatment is recommended for where cars could park. • Layby parking is not clearly designated (this should be addressed) • Does not address on-street parking on the Concession Road
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Recommend that the on street parking areas (Concession Road) remain as asphalt possibly with a rolled concrete curb where it meets the main travel lane.

Source	Subject: Intersection Treatment
Existing Conditions	<ul style="list-style-type: none"> • Asphalt base with white lines • Carlton Road intersection has special surface treatment for pedestrian walking area • Fred Varley intersection has special surface treatment for pedestrian walking area • Victoria Street/Con Rd/Main St intersection does not have any special treatment • Station Lane intersection does not have any special treatment
Heritage District Plan	<ul style="list-style-type: none"> • P.19 “road, curb and servicing improvements should be undertaken in a manner that preserves and enhances the heritage character of the District”
Community Vision Plan	<ul style="list-style-type: none"> • Suggests decorative treatment and colour of pavement (no material mentioned) at only two key intersection: Carlton Road/Main Street and Fred Varley/Main St intersection • Suggests the introduction of 8 additional areas along the street that would have a change in decorative treatment and colour of pavement called “Street Rooms”
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Focus any special design treatment to 2 key intersection not all intersections (Carlton Road and Fred Varley Drive) • Suggest that the internal component of the intersection be decorative and treated with coloured and textured asphalt with the <u>pedestrian crossing paths in white concrete</u>. Internal colour to be determined. • Colour of internal intersection would be same as /or complementary to the boulevard treatment

Source	Subject: Curbs
Existing Conditions	<ul style="list-style-type: none"> • Rolled concrete curb
Heritage District Plan	<ul style="list-style-type: none"> • P. 20 “a low rolled curb should be used rather than a full urban curb.
Community Vision Plan	<ul style="list-style-type: none"> • No direction provided
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Standard rolled concrete curbs should continue to be used • Implement Accessibility for Ontarians with Disabilities Act (AODA) provisions within the corridor (tactile warning plates where sidewalk meets roadway)

Source	Subject: Utilities
Existing Conditions	<ul style="list-style-type: none"> • Buried utility wires on Main Street
Heritage District Plan	<ul style="list-style-type: none"> • P. 21 Buried overhead wires is supported in the district
Community Vision Plan	<ul style="list-style-type: none"> • Maintain electrical transformers below ground (or in worse case, place transformers behind buildings)
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • It is expected that the existing utilities on Main Street will remain as constructed. • Consolidate any above grade utilities where possible • Any new hydro transformers should not be located in Main Street ROW- they should be buried or relocated to side streets

Source	Subject: Traffic Signalization
Existing Conditions	<ul style="list-style-type: none"> • None
Heritage District Plan	<ul style="list-style-type: none"> • No direction provided
Community Vision Plan	<ul style="list-style-type: none"> • No direction provided
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Any new signal poles and infrastructure should use a new black pole and arm similar to the new streetscape on Main Street Markham

Source	Subject: Street Lighting
Existing Conditions	<ul style="list-style-type: none"> • Decorative heritage lighting (1986) in commercial core area • No lighting on Concession Road
Heritage District Plan	<ul style="list-style-type: none"> • P.20 • A distinctive street light is desired • The existing lantern style street lights found on Main Street should be retained (this style of light fixture use used south of the tracks and another similar version is used south of Hwy 7)
Community Vision Plan	<ul style="list-style-type: none"> • Introduce new light standards that allow festival lighting to be strung across the road • Illustrations in the Plan show a decorative heritage style light fixture • Streetscape infrastructure should be adaptable to changes in seasonal requirements (utilizing street lighting with poles extensions, winter themed banners, holiday lighting staged or draped across the stree . Use pole extensions for flower baskets, banners, flags or other summer themed accessories.
Additional Information	<ul style="list-style-type: none"> • 1986 Streetscape improvement team spent a lot time selecting an appropriate light standard – “A new lantern style light fixtures which elaborate on the old Unionville street lamps lit by hand in the late 1800s, painted a grey-blue with decorative cross-bars for hanging baskets of flowers”.
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Current lights in Commercial Core are dated and not performing to identified standards. • New light standards should meet energy and dark sky requirements, and be LED in accordance with City sustainability initiatives. • A lantern style fixture is suggested to reflect the former lighting used in the village. The colour (black or other) should be discussed. • Any new light fixture should include provisions for electricity for festival/special event users, accommodate banner arms and a cross-bar for hanging planters. • All light poles should have power receptacles at the appropriate location for energizing seasonal decorations. • New design should be determined through community consultation including Heritage Markham Committee

Source	Subject: Electrical Requirements for BIA/Festivals
Existing Conditions	Currently vendors have to use generators or extension cords
Heritage District Plan	No direction provided
Community Vision Plan	No direction provided
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Should consult with BIA on electricity requirements during festivals • Some form of electrical outlet should be introduced into either the roadway or boulevard area. In Markham Village, an outlet was added to the street light fixture that had the capacity to address electrical requirements during special events on the street.

Source	Subject: Accessibility
Existing Conditions	Curbs are lowered at intersections Rolled curbs on roadway allow enhanced accessibility
Heritage District Plan	<ul style="list-style-type: none"> • No specific policy for streetscape. • Policy for buildings- “when necessary, barrier free access requirements should be introduced in such a manner that character defining spaces, features, details and finishes are preserved”
Community Vision Plan	<ul style="list-style-type: none"> • Provide a consistent <u>accessible</u> pedestrian sidewalk zone
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • All streetscape works should be designed to achieve the highest degree of accessibility. • Consider Audible Signals at any future traffic lights • Review plans with Markham Accessibility Committee

Source	Subject: Sidewalks
Existing Conditions	<ul style="list-style-type: none"> • Concrete • Width is 1.2m
Heritage District Plan	<ul style="list-style-type: none"> • P.20 • “sidewalks, where required should be constructed of concrete rather than modern materials than can often take on an overly tailored appearance”.
Community Vision Plan	<ul style="list-style-type: none"> • “pedestrian first approach” is supported • Provide a consistent accessible pedestrian sidewalk zone of 2 m in with • Sidewalk concept treatment is illustrated as coloured paver (actual material not identified) identical to the boulevard.
Additional Information	<ul style="list-style-type: none"> • Unionville Streetscape Project 1986 <ul style="list-style-type: none"> ○ Construction of new concrete sidewalks reflected the width and placement of the original sidewalk
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Suggest that concrete sidewalks be used with a decorative paver adjacent to the concrete curb. • Suggest a 2 m wide sidewalk in the (commercial core) due to amount of pedestrian traffic notwithstanding this is not reflective of historic condition. • Concrete sidewalk paving should continue through driveway areas • Do not recommend tinting the concrete • As the commercial buildings often do not have a consistent setback, it would be advisable to also work with property owners to introduce concrete treatment up to the building façade. This may also assist in making commercial businesses more accessible.

Source	Subject: Boulevards
Existing Conditions	<ul style="list-style-type: none"> • Pavers are used on both sides of Main Street • Parking is permitted on west side on boulevard pavers • No parking on east side due to narrow conditions
Heritage District Plan	<ul style="list-style-type: none"> • Grassed boulevards are encouraged (more for residential streets). No direction is provided on pavers in boulevards in commercial area • P. 22 “the feasibility of removing the boulevard parking from the west side of Main Street in the historic commercial core should be examined in order to provide an enhanced shopping and pedestrian environment and to provide greater visibility for traffic departing the parking areas behind the businesses on the west side of Main Street. Boulevard parking should not be removed until additional parking spaces are available”.
Community Vision Plan	<ul style="list-style-type: none"> • boulevard concept treatment is illustrated as coloured pavers (actual material/treatment is not identified) identical to the sidewalk. • Concern is raised that pedestrian walking zones are encroached upon by parking of vehicles in places • Layby parking is not clearly designated in boulevard • This area could also be occupied by a prototypical patio platform at certain restaurant locations (temporary) to expand seating area of restaurants.
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • A pedestrian first approach is a worthy objective and should warrant further consideration of the removal of parking along the street (current west side parking situation requires caution by drivers, pedestrians and cyclists, impacts visual exposure of storefronts and patio areas, detracts from the area). • This is the tree/furniture zone as well as a parking area (west side) • Surface treatment should be a traditional brick size pre-cast unit paver. • Colour- should from the heritage family of colours • If parking is to be included in boulevard areas, should consider using a different colour paver to delineate parking spaces. • Structural soils may be required to support introduction of trees

Source	Subject: Pavers
Existing Conditions	<ul style="list-style-type: none"> • Orange Red paver laid in herringbone pattern • The Unionville Streetscape Project 1985 noted “construction of new boulevards with mini cobble pavers in a herringbone pattern in muted earth tones”.
Heritage District Plan	<ul style="list-style-type: none"> • Materials to be complementary/ traditional to the heritage district
Community Vision Plan	<ul style="list-style-type: none"> • Refers to “decorative paving” (no specifics on material or treatment)
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Consistent colour and size should be used • Surface treatment should be a traditional brick size pre-cast unit paver. Cobblestone if appropriate • Colour- could be from the red/brown family of colours • Pavers laid in running bond should be considered (need further review).

Source	Subject: Trees and Vegetation
Existing Conditions	<ul style="list-style-type: none"> • No streets in boulevard area • A few trees in side yards in commercial area
Heritage District Plan	<ul style="list-style-type: none"> • P.24 • Plant material should be indigenous and historically accurate (deciduous specimens such as maple (sugar and silver), chestnut and linden • Preserve mature healthy trees • Don't obstruct historically significant buildings/views with trees • Where practical, a limited number of trees should be reintroduced into the commercial core area to help soften the landscape
Community Vision Plan	<ul style="list-style-type: none"> • Increase opportunities for street trees –<u>BUT avoid predictable regularity in planting</u> • “restorative greening” of Main Street is objective for many residents • Only limited areas where trees would be viable • <u>Cluster trees into smaller groups sets a casual, natural pattern</u> that can be designed around gateway locations to help define formal entrances (south , mid-street and north) • Use trees if possible at “Street Room” locations
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Cluster trees at key locations • Avoid regularity or formality • Indigenous and historically correct but must be able to survive close contact with street conditions, salt, etc. • Trees planted in front of commercial properties should be high branching with a light, transparent canopy in order to maintain visibility to storefronts and signage • Use Trees for Tomorrow Streetscape Guidelines for street trees- heritage section

Source	Subject: Tree Grates
Existing Conditions	None
Heritage District Plan	<ul style="list-style-type: none"> • No policy • Recommends a heritage friendly family of street furniture/ coordinated in terms of design with existing materials
Community Vision Plan	<ul style="list-style-type: none"> • No direction provided
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Initially suggest tree grates not be used • Operations has indicated they will be necessary

Source	Subject: Tree Guards
Existing Conditions	None
Heritage District Plan	<ul style="list-style-type: none"> • No Policy • Recommends a heritage friendly family of street furniture/ coordinated in terms of design with existing materials
Community Vision Plan	<ul style="list-style-type: none"> • No direction provided
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Do not recommend the use of tree guards along the street. • Operations has indicated they will be necessary

Source	Subject: Irrigation
Existing Conditions	<ul style="list-style-type: none"> • Watering plants in baskets and barrels is by truck
Heritage District Plan	<ul style="list-style-type: none"> • No direction provided
Community Vision Plan	<ul style="list-style-type: none"> • No direction provided
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Examine sustainable solutions for boulevard trees for watering purposes

Source	Subject: Walls or Retaining Walls
Existing Conditions	None in current ROW
Heritage District Plan	<ul style="list-style-type: none"> • No specific direction provided • Materials to be complementary/ traditional to the heritage district
Community Vision Plan	<ul style="list-style-type: none"> • No direction provided
Planning/Urban Design Staff Comments	Any low wall treatment to be natural stone- grey tones.

Source	Subject: Waste Receptacles
Existing Conditions	<ul style="list-style-type: none"> • Black, round with circle design • May be other designs on street
Heritage District Plan	<ul style="list-style-type: none"> • Recommends a heritage friendly family of street furniture/ coordinated in terms of design with existing materials
Community Vision Plan	<ul style="list-style-type: none"> • Notes current waste receptacles are of many designs (uncoordinated) • Suggests new, complementary street furniture (including waste bins) • “coordinated elements of the streetscape can send a clear message of order and a district that is a ‘higher order’ destination”. • Organize pedestrian amenities into specific areas (“Street Rooms”)
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • As per current practice (round, black and fabricated of metal) • Re-use existing waste bins • Need to consult with Waste Management staff if new consistent bin is proposed

Source	Subject: Benches
Existing Conditions	<ul style="list-style-type: none"> • Black metal heritage style benches
Heritage District Plan	<ul style="list-style-type: none"> • Recommends a heritage friendly family of street furniture
Community Vision Plan	<ul style="list-style-type: none"> • Suggests new, complementary street furniture (including more seating) • “coordinated elements of the streetscape can send a clear message of order and a district that is a ‘higher order’ destination”. • Organize pedestrian amenities into specific areas (“Street Rooms”)
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Continue to use the existing heritage style black metal bench (same as Markham Village) • Concrete pads to lock down infrastructure

Source	Subject: Bicycle Racks
Existing Conditions	Circular rings Need to confirm
Heritage District Plan	<ul style="list-style-type: none"> • Recommends a heritage friendly family of street furniture • P.20 “The feasibility of introducing bicycle racks... should be examined”
Community Vision Plan	<ul style="list-style-type: none"> • Bike parking areas was identified as “insufficient amenities” • Suggests new, complementary street furniture • “coordinated elements of the streetscape can send a clear message of order and a district that is a ‘higher order’ destination”. • Organize pedestrian amenities into specific areas (“Street Rooms”)
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • As per current standards (circle pole or curvilinear multi type) • Locations need to be identified

Source	Subject: Other Street Furniture
Existing Conditions	<ul style="list-style-type: none"> • There are wooden posts along the street often between light standards that contain hanging baskets, regulatory signs
Heritage District Plan	<ul style="list-style-type: none"> • New street furniture and pedestrian amenities should be coordinated in terms of design with the existing material located in the commercial core • P. 20 “The feasibility of introducing bicycle racks, a drinking fountain, washrooms, visitor information kiosks and public telephones should be examined”
Community Vision Plan	<ul style="list-style-type: none"> • Suggests new, complementary street furniture • “coordinated elements of the streetscape can send a clear message of order and a district that is a ‘higher order’ destination”. • A way-finding kiosk, narrative signage and bollards are other options to be considered. • A bulletin pylon in the form of a Orientation Obelisk is suggested for the southeast corner of Main St and Carlton Rd.
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • If bollards are required, they should be made of metal, traditional in appearance and black • The issue of pedestrian safety and impact from vehicles (either accidentally or intentionally) may need to be addressed. • Issue of using wooden posts should be further discussed as they do provide a rural character (but may not be needed if only light posts are used for hanging baskets • See Wayfinding comments

Source	Subject: Bus Shelter
Existing Conditions	<ul style="list-style-type: none"> • None in this area
Heritage District Plan	<ul style="list-style-type: none"> • P. 20 Bus shelter design should be appropriate to the District’s character.
Community Vision Plan	<ul style="list-style-type: none"> • No direction provided
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Not required at this time

Source	Subject: Seasonal Baskets/ Wooden Poles
Existing Conditions	Hanging baskets are on wooden poles and on street light poles Barrels planters on boulevard
Heritage District Plan	<ul style="list-style-type: none"> • Recommends a heritage friendly family of street furniture/ coordinated in terms of design with existing materials
Community Vision Plan	<ul style="list-style-type: none"> • Suggests new, complementary street furniture • “coordinated elements of the streetscape can send a clear message of order and a district that is a ‘higher order’ destination”. • Suggests using street light poles and other infrastructure with pole extensions for flower baskets
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Wooden poles do reflect rural/village character (further consideration may be needed) • Consider removing wooden poles and just using light standards to help simplify the street • Ensure street light pole has appropriate supporting arm for baskets • Where a wooden pole was once located and it appears that a hanging basket is needed, use a similar pole to that of the street light (this may make the streetscape more formal)

Source	Subject: Wayfinding (directional signage to specific sites and facilities such as bandstand, Arena, Curling Club, Stiver Mill/Train Station Community Centre)
Existing Conditions	<ul style="list-style-type: none"> • Currently there is signage on Main Street poles directing people to washroom facilities at Crosby Arena
Heritage District Plan	<ul style="list-style-type: none"> • p.23 “the introduction of complementary signs advising of the location of public and possibly private parking areas should be considered”.
Community Vision Plan	<ul style="list-style-type: none"> • “coordinated elements of the streetscape can send a clear message of order and a district that is a ‘higher order’ destination”. • Narrative signage can send a clear message of order and that the district is a “higher order” destination
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Operations staff did develop a ‘message board’ design in 2017 • Funding for a ‘way finding strategy” was approved for 2018 but was put on hold pending the outcome of the streetscape master plan work • Wayfinding should be included on the new streetscape. The infrastructure should be complementary to the heritage area character.

Source	Subject: Banners
Existing Conditions	<ul style="list-style-type: none"> Seasonal banners are attached to existing light poles
Heritage District Plan	<ul style="list-style-type: none"> No direction provided
Community Vision Plan	<ul style="list-style-type: none"> Use of banners on street lights and other infrastructure is supported
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> Assume banners will continue to be used on the street light poles in the commercial area Need to ensure cross-bars are included on light poles.

Source	Subject: Historical Interpretive Signage
Existing Conditions	Markham Remembered Plaques are located in a few places (private buildings)
Heritage District Plan	<ul style="list-style-type: none"> P. 27 “An interpretive feature providing visual and textual information on the historical significance of the former Union Mill site should be developed.” P. 28 “The feasibility of introducing archival photographs and text along Main Street commercial streetscape in a non-intrusive manner should be pursued” P.28 “A program of commemorating and interpreting significant buildings should be pursued”.
Community Vision Plan	<ul style="list-style-type: none"> Narrative signage is supported
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> To be determined

Source	Subject: Public Art
Existing Conditions	No public art is currently within streetscape ROW
Heritage District Plan	No policy
Community Vision Plan	<ul style="list-style-type: none"> No direction provided
Planning/Urban Design Staff Comments	It is not expected that public art will be included in these streetscape improvements.

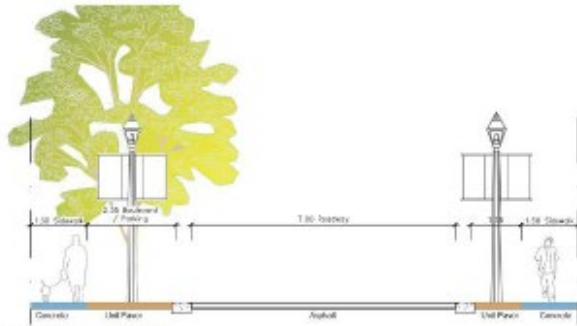
Source	Subject: Entrance Features
Existing Conditions	There is no formal entrance feature at either end of the commercial district
Heritage District Plan	<ul style="list-style-type: none"> • P.22 only reference is to District Entry Signage at key vehicular entry points to the district • No reference to an entrance to the commercial area
Community Vision Plan	<ul style="list-style-type: none"> • Clustering trees into smaller groups sets a casual, natural pattern that can be designed around key gateway locations. • Restorative tree plan emphasizes 'gateways' formed by clustering trees at three key locations: North Gate at Carlton Road, Centre Square, and South Gate in the Bandstand/Planning Mill area
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • Suggest gateway or entrance features at Carlton Road intersection and the Planing Mill/Station Lane area be achieved using clustering of trees rather than physical elements • At Carlton Road, the introduction of a paver type surface in the intersection also would help as a gateway feature

Source	Subject: Winter Lighting Across the Street
Existing Conditions	Not used
Heritage District Plan	No direction provided
Community Vision Plan	<ul style="list-style-type: none"> • Suggests that winter theming be explored • Illustration of stringing lights across Main Street from light standards
Planning/Urban Design Staff Comments	<ul style="list-style-type: none"> • To achieve this, light poles would have to be higher than a traditional lantern style lamp post to allow clearance of vehicles i.e fire trucks • Higher poles would be out of character with rural, village-like character • Lighting of this nature would be out of character with rural, village-like character • Suggest that this not be pursued.

Source	Subject: Active Transportation
Existing Conditions	Bicycle in traffic
Heritage District Plan	No direction provided
Community Vision Plan	Cycling is supported
Planning/Urban Design Staff Comments	<ul style="list-style-type: none">• Bicycles should be accommodated in traffic lanes due to constrained ROW

**Streetscape Design Concepts 1 and 2
and Cross-Sections**

Streetscape Design Concept 1

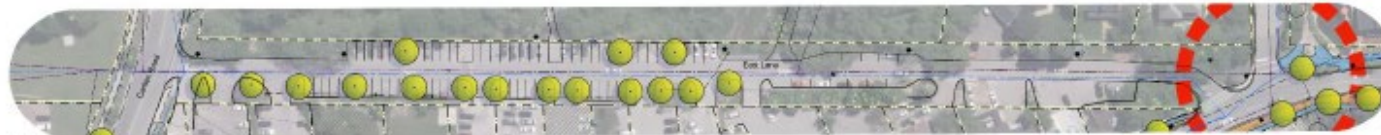
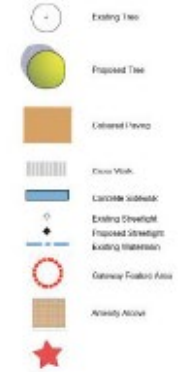


Typical Cross Section

Concept 1 - Refresh Features

- Remove and replace asphalt paving in original alignment
- Re-surface boulevard areas with unit paver / textured coloured surfacing
- Increase tree canopy
- Define gateway nodes with denser tree planting
- Increase sidewalk width to 1.5m both sides where possible
- Replace streetlights with heritage style poles & fixtures and provide power supply for events.
- Incorporate street 'Amenity Alcoves' to include seating, bicycle storage, garbage facilities.
- Includes optional configuration for East Lane improvements
- Estimated Budget - \$1.9 Million

Legend



Alternate Layout - East Laneway



Street Layout Plan

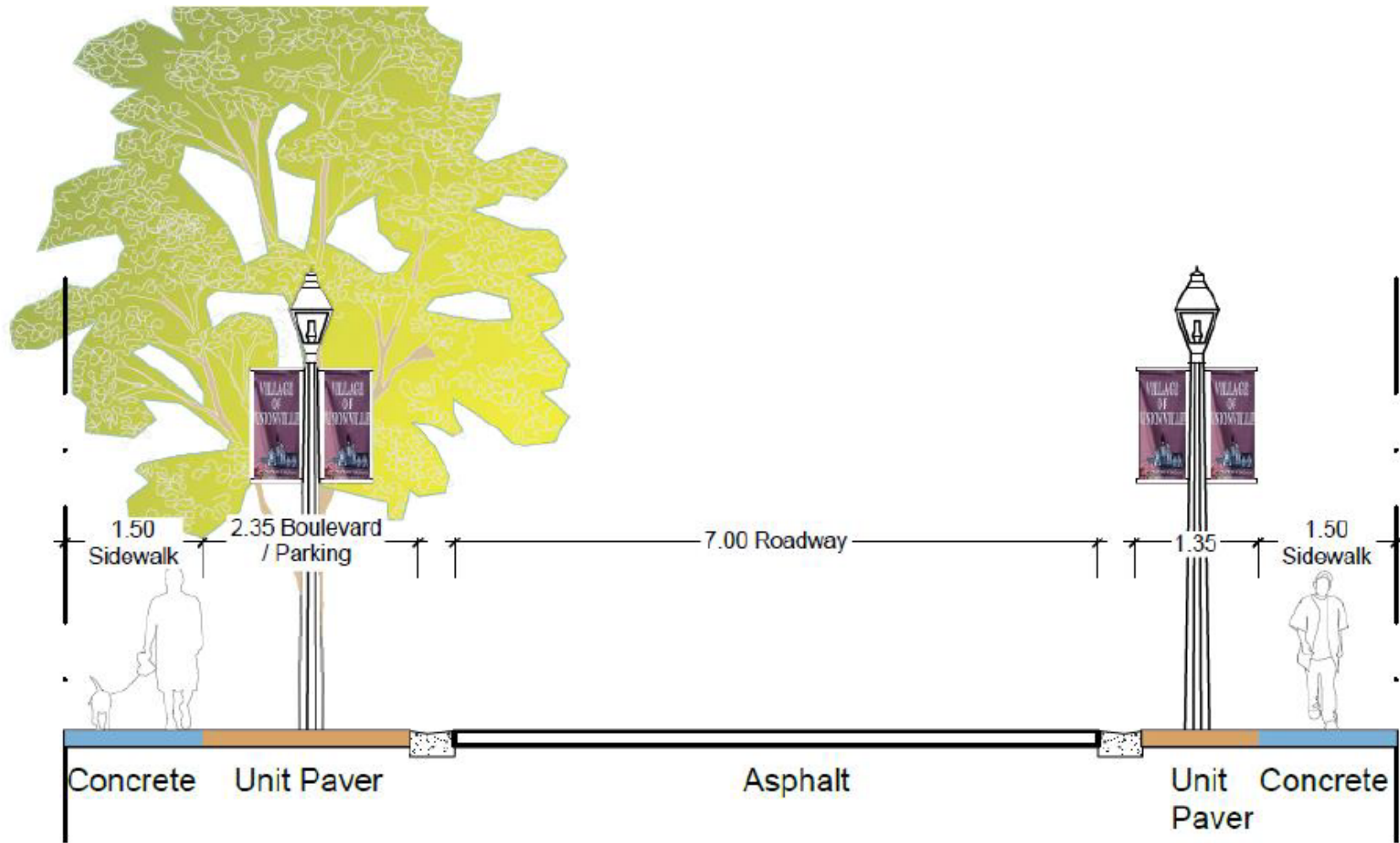


COSBURN GIBERSON LANDSCAPE ARCHITECTS

Main Street Unionville - Master Plan

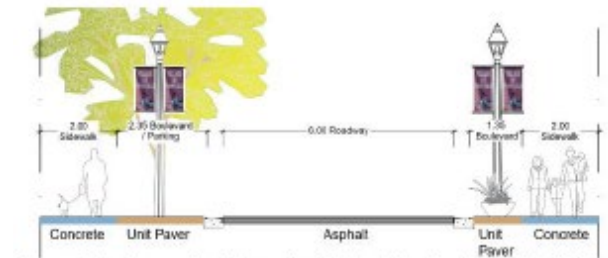
Concept 1 - Refresh - Maintain Original ROW and 2 Way Traffic



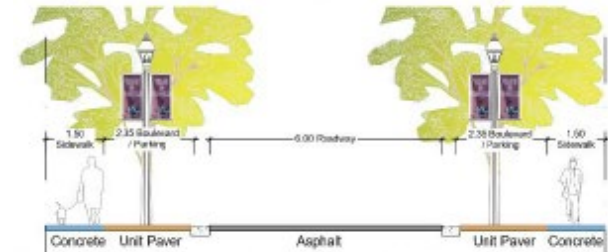


Typical Cross Section - Concept 1

Streetscape Design Concept 2



Concept 2 - Cross Section - 2m Sidewalk - Parking West Side



Concept 2 - Alternate Cross Section - 1.5m Sidewalk Parking 2 Sides

Concept 2 - Modified 2-Way Features

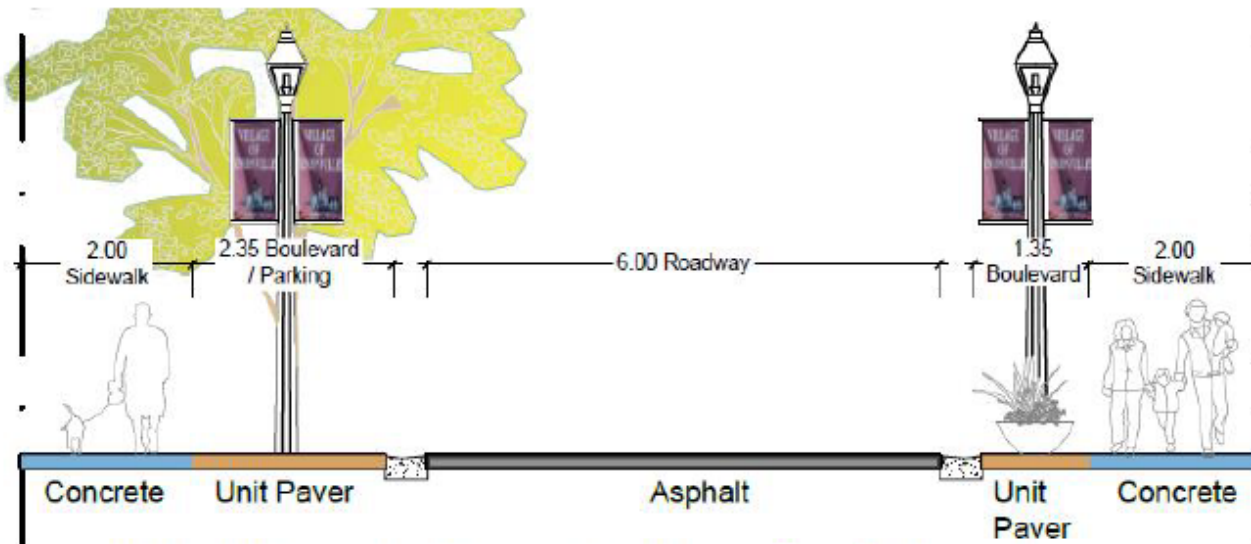
- Remove and replace asphalt in narrower 6.0m width
- Re-surface boulevard areas with unit paver / textured coloured surfacing
- Increase tree canopy
- Define gateway nodes with denser tree planting
- Increase sidewalk width to 1.5m both sides
- Replace streetlights with heritage style poles & fixtures and provide power supply for events.
- Incorporate street 'Amenity Alcoves' to include seating, bicycle storage, garbage facilities.
- Update east lane lighting
- Increase tree canopy in east lane
- Alternate cross section to provide 2.0m sidewalks both sides
- Estimated budget - \$ 2.1 Million

Legend

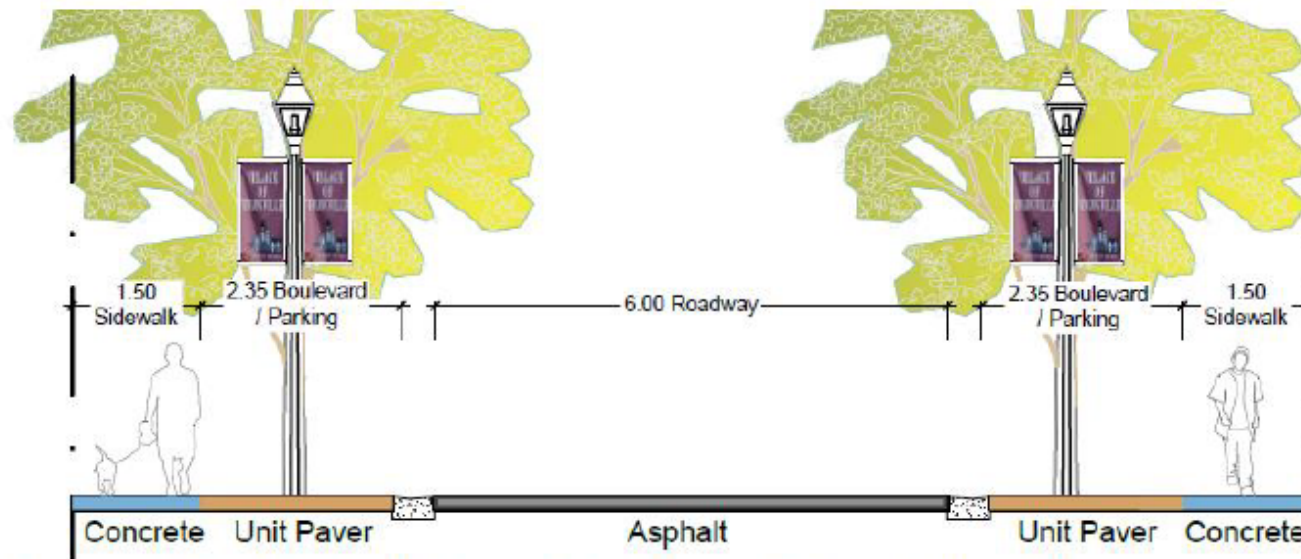
- Existing Tree
- Proposed Tree
- Coloured Paving
- ▨ Concrete Walk
- ▬ Concrete Sidewalk
- Existing Streetlight
- Proposed Streetlight
- ▬ Existing Motorway
- Cemetery / Public Area
- Amenity Alcove
- ★ Wayfinding Node



Concept 2 - Street Layout



Concept 2 - Alternate Cross Section - 2m Sidewalk



Concept 2 - Typical Cross Section - 1.5m Sidewalk.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 13, 2019

SUBJECT: Delegated Approvals
Heritage Permits Approved by Heritage Section Staff

The following Heritage Permits were approved by Heritage Section staff under the delegated approval process:

Address	Permit Number	Work to be Undertaken
4 Wismer Place Markham Heritage Estates	HE 19 111958	Side yard cedar rail fence.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 13, 2019

SUBJECT: Delegated Approvals
Building Permits and Sign Permits Approved by Heritage Section Staff

The following Building Permits and Sign Permits were approved by Heritage Section staff under the delegated approval process:

Address	Permit Number	Work to be Undertaken
30 Colborne Street Thornhill	17 178681 HP	Revision to permit for the replication of historic clapboard siding.
4335 Highway 7 Unionville	18 257093 AL	Interior alterations for a hair salon in a commercial building.
206 Main Street Unionville	18 258680 CP	Conditional permit for condominium building behind the Eckardt-Stiver House.
107 Main Street North Markham Village	18 258288 SP	Wall sign for business on a commercial building.
33 Albert Street Markham Village	19 110587 HP	Accessory building in the rear yard.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on building permits and sign permits approved by Heritage Section staff under the delegated approval process.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 13, 2019

SUBJECT: MINOR VARIANCE APPLICATION A/18/19
Proposed Addition to a Heritage Dwelling
33 Eurka Street
Unionville Heritage Conservation District

Property/Building Description:

- Jemima Biles House, c.1880, a one and a half storey frame dwelling in the Georgian architectural tradition, saltbox form.

Use:

- Residence.

Heritage Status:

- A Class A heritage building in the Unionville Heritage Conservation District Plan.

Application/Proposal:

- A Minor Variance application has been submitted in support of an anticipated Site Plan Control application for a residential addition to the existing heritage dwelling.
- No variances are being requested for development standards; however, a variance is required for the expansion of a legal non-conforming use since the property is zoned for office use.

Background:

- This type of Minor Variance application has been required on a number of residential properties on Station Lane, each of which required a variance to allow for additions to be made to existing dwellings.

Staff Comment:

- The Minor Variance application is required to expand a legal non-conforming residential use. The house was rezoned as H(O) Hold Office in 2003 in anticipation of the area being

converted to office uses. At that time the house was in residential use and therefore became legal non-conforming. The area has stayed predominantly residential in spite of the office zoning.

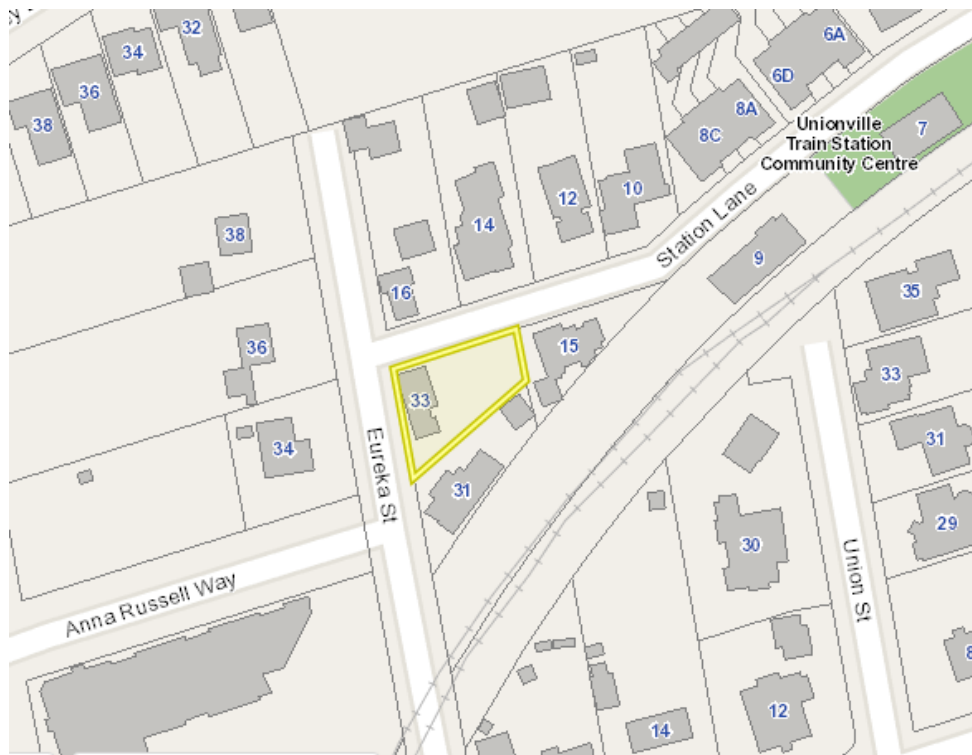
- Staff has no objection to the requested variance and suggests that Heritage Markham have no comment on the application, since there are no heritage implications.
- Heritage Markham will have an opportunity to review and comment on the Site Plan Control application, which will be on the April 10, 2019 Heritage Markham agenda.
- The proposed site plan and elevations are attached.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no comment on Minor Variance application A/18/19 from a heritage perspective, but will review and comment on the related Site Plan Control application once it is circulated.

File Path:

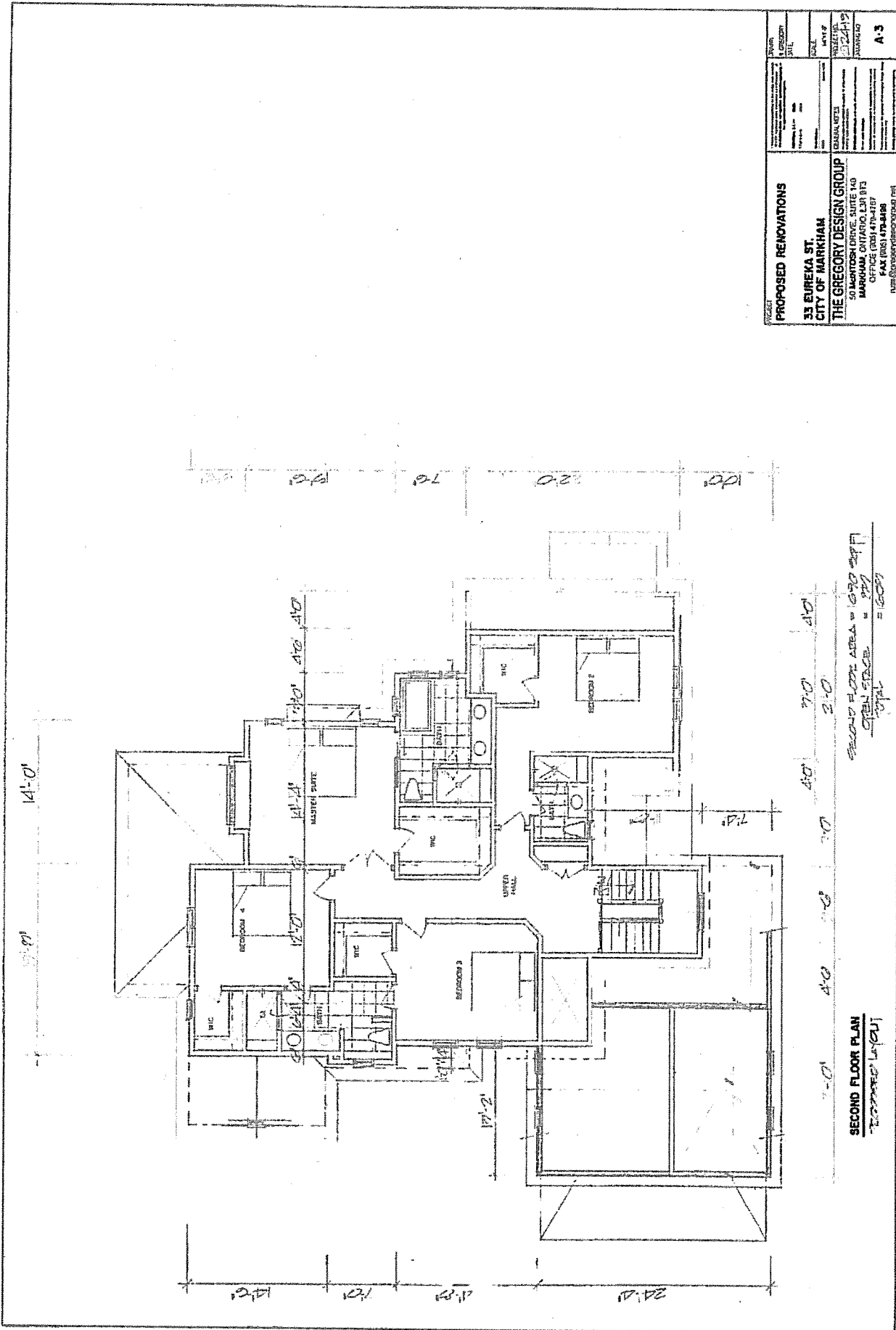
Q:\Development\Heritage\PROPERTY\EUREKA\33\HMMarch132019.doc

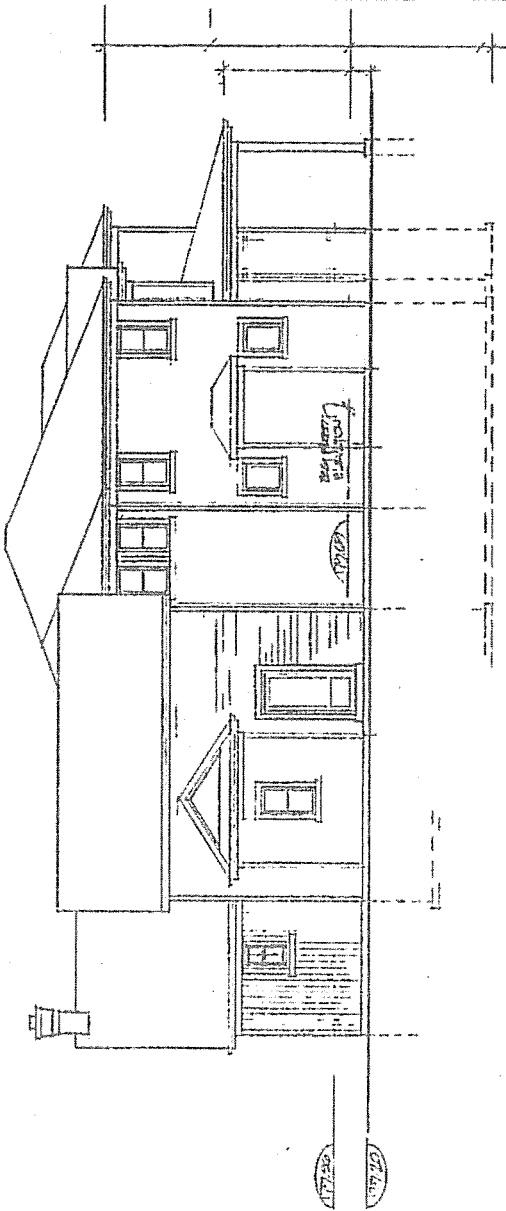


Location Map

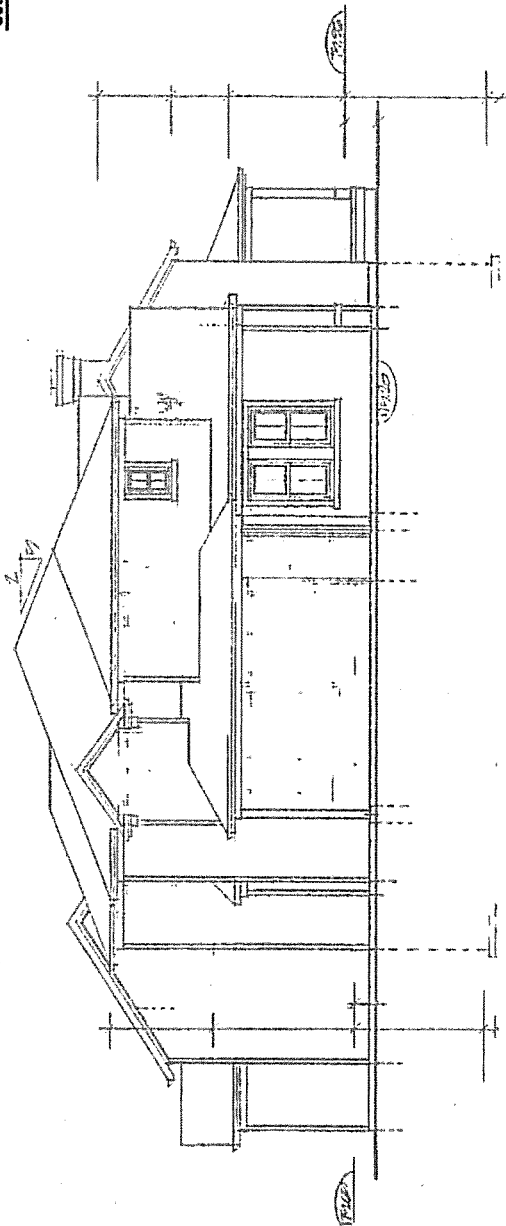


Building Photographs





SOUTH ELEVATION



EAST ELEVATION

PROPOSED RENOVATIONS		THE GREGORY DESIGN GROUP	
PROJECT: [REDACTED]	CLIENT: [REDACTED]	50 MERRICK DRIVE, SUITE 140	MARRHAM, ONTARIO, L3R 9T2
DATE: [REDACTED]	SCALE: [REDACTED]	OFFICE: (855) 410-4187	FAX: (855) 410-6438
PROJECT NO: [REDACTED]	DATE: [REDACTED]	www.thegregorydesigngroup.com	
GENERAL NOTES:		A-5	



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 13, 2019

SUBJECT: Designation By-law Amendments

Due to the relocation of specific dwellings or the re-addressing of properties, a number of designation by-laws require amendment.

Background

- The following by-laws need to be amended:
 - 33 Artisan Trail (formerly 10372 Woodbine Ave-relocated)
 - 37 Artisan Trail (formerly 10271 Woodbine Ave- new address)
 - 39 Artisan Trail (formerly 10327 Woodbine Ave- relocated)
 - 99 Thoroughbred Way (formerly 9804 McCowan Road - new address)
 - 7 Bewell Drive (formerly 7449 Ninth Line - new address)
 - 15 Bewell Drive (formerly 7447 Ninth Line - new address)
 - 70 Karachi Drive (formerly 7555 Markham Road - relocated)
 - 1 Kalvinster Drive (formerly 6937 Hwy 7 - new address)
 - 28 Pike Lane (formerly 9451 Ninth Line - new address)
 - 8 Greenhollow Court (formerly 9516 Ninth Line - new address)
 - 11 Heritage Corners Lane (formerly 9251 Hwy 48 - relocated)
 - 819 Bur Oak (formerly 9483 McCowan Road- relocated)
 - 99 YMCA Blvd (formerly 7966 Kennedy Rd - new address)
 - 20 Mackenzie's Stand Avenue (formerly 8083 Warden Ave)
 - 2665 Bur Oak Ave (formerly 7006 16th Ave- new address)

Staff Comment

- The new process we must use to amend a by-law is being reviewed by Legal Services.
- We will change the legal description in each of the by-laws.
- Heritage Markham is to be consulted on by-law amendments.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham acknowledges the need to amend the legal description in the designation by-laws for the following properties and has no objection:

- 33 Artisan Trail (formerly 10372 Woodbine Ave-relocated)
- 37 Artisan Trail (formerly 10271 Woodbine Ave- new address)
- 39 Artisan Trail (formerly 10327 Woodbine Ave- relocated)
- 99 Thoroughbred Way (formerly 9804 McCowan Road - new address)
- 7 Bewell Drive (formerly 7449 Ninth Line - new address)
- 15 Bewell Drive (formerly 7447 Ninth Line - new address)
- 70 Karachi Drive (formerly 7555 Markham Road - relocated)
- 1 Kalvinster Drive (formerly 6937 Hwy 7 - new address)
- 28 Pike Lane (formerly 9451 Ninth Line - new address)
- 8 Greenhollow Court (formerly 9516 Ninth Line - new address)
- 11 Heritage Corners Lane (formerly 9251 Hwy 48 - relocated)
- 819 Bur Oak (formerly 9483 McCowan Road- relocated)
- 99 YMCA Blvd (formerly 7966 Kennedy Rd - new address)
- 20 Mackenzie's Stand Avenue (formerly 8083 Warden Ave)
- 2665 Bur Oak Ave (formerly 7006 16th Ave- new address)



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 13, 2019

SUBJECT: DEMOLITION PERMIT 19 110922 DP
Demolition of 1951 Dwelling Remnant
29 Sumner Lane
Thornhill Heritage Conservation District

Property/Building Description:

- Single-storey frame dwelling constructed in 1951, partially demolished in 2010, recent (2010) block basement addition. The subject property also contains a coach house dating from about 2009.

Use:

- Vacant residential.

Heritage Status:

- Designated under Part V of the Ontario Heritage Act, and identified as a Class 'C' property in the Thornhill Heritage Conservation District (modern buildings that are either sympathetic or non-sympathetic to the heritage character of the district).

Background

- In the summer of 2010, the owner partially demolished the existing dwelling, and began constructing a foundation for a major new addition without obtaining any form of approval from the municipality or the TRCA;
- A stop work order was issued by the City and the project was abandoned and left open to the elements;
- Remaining portions of the existing dwelling are located near the established top of bank and the TRCA would prefer to have remaining portions of the existing building, new foundations, pool and any accessory buildings completely demolished and removed, and future development limited to the table lands of the subject property at a safe distance from the valley lands;

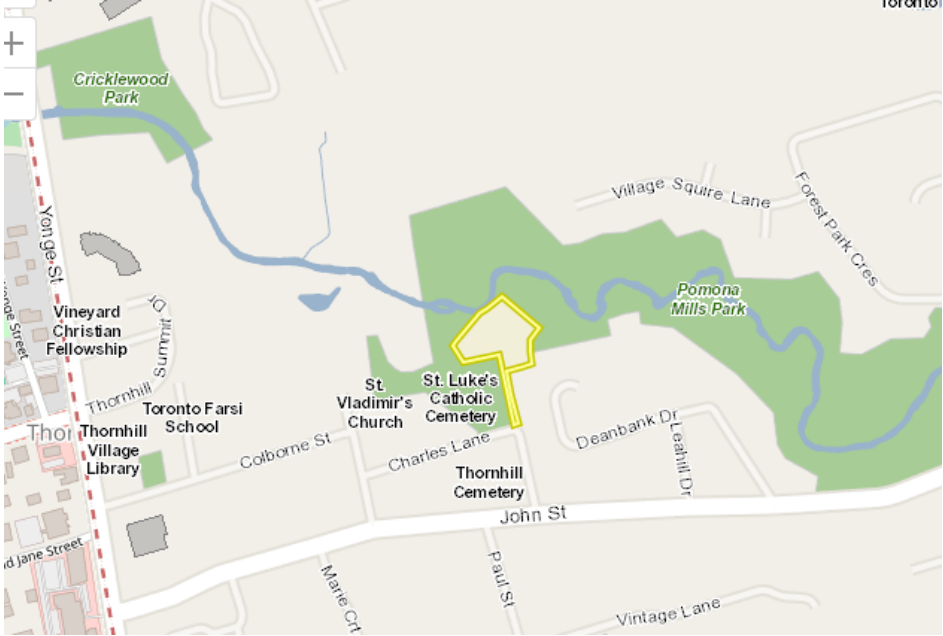
- Over the past few years, staff has met with prospective purchasers that are interested in building a new dwelling on the property. No formal applications have been submitted as yet.
- In November 2011, Heritage Markham commented on the future of the existing dwelling on the property. The committee supported, for reasons of sustainability, the retention of the remnant of the 1951 building if the owner wished to build an addition and maintain the existing setback from the valley edge for at least a portion of the dwelling. However, the committee also supported redevelopment subject to a Site Plan Control application for a design that meets the policies and guidelines of the Thornhill Heritage Conservation District Plan, in view of the requirements of the TRCA.

Staff Comment

- Heritage Section Staff has no objection to the demolition and removal of remaining portions of the house, new foundations, and any accessory buildings, as they have no cultural heritage value or interest;
- In has been several years since members of Heritage Markham and staff made a site visit to assess the condition of the property. After the passage of eight years, it is expected that the condition of the derelict building will have further deteriorated. Please see the 2011 photograph for the condition of the building at that time (attached).
- The removal of the existing structures on the property will enable the future construction of a new dwelling designed in keeping with the policies and guidelines of the District Plan, and in compliance with the requirements of the TRCA.
- Because the property is located within a heritage conservation district, Council approval is required for demolition of any of the structures located upon it; therefore a staff report will need to be prepared for the Development Services Committee.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the demolition and removal of the remaining portions of the Class C dwelling, modern block foundation and other more recent structures at 29 Sumner Lane, as they have no cultural heritage significance and have deteriorated over time.



Location Map and Building Photograph (2011)



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 13, 2019

SUBJECT: SITE PLAN CONTROL APPLICATION SC 17 172884
 Updated Design for Addition and Alterations
 Pingle Tenant Farmhouse
 143 Main Street
 Unionville Heritage Conservation District

Property/Building Description:

- A relocated heritage dwelling in the Ontario Classic style, c.1865. Pattered brick, one and a half storeys. Moved to a severed lot in 1993.

Use:

- Residence.

Heritage Status:

- A Class A heritage building in the Unionville Heritage Conservation District Plan.

Application/Proposal:

- The application is for alterations and an addition to the rear wing of the original farmhouse. The addition will add 747.0 square feet or 227.6 square metres of floor area (please see the attached drawings).
- No exterior changes are proposed for the front section of the dwelling.
- The east, north and south brick walls of the existing one and a half storey rear wing will be altered.
- This is a revised, scaled-down version of the original, approved design from 2018, which added 1,010 square feet or 313.9 square metres. The approved plans are attached for comparative purposes.

Background:

- A Site Plan Control application was approved for a residential addition in June of 2018.
- A two-storey addition was proposed for the existing heritage dwelling, and a detached two-car garage was also approved as part of the same application.
- The property owner has decided not to proceed with the approved plans for the residential addition and now wishes to scale back the size of the project. However, they are planning to go ahead with construction of the detached garage.
- Overall, the design for the addition is similar in style to the previous proposal, but with less floorspace.
- At present, staff is considering whether the new design will be implemented through an amendment to the Site Plan Agreement or through a new Site Plan Control application. In the meantime the revised design is before Heritage Markham for review and comment.
- No changes are proposed for site grading or tree preservation.

Staff Comment:

- With respect to the south gable addition, the District Plan recommends that original roof forms be conserved and maintained; however, in this case the alteration is in keeping with the overall style and period of the house and can be supported as a sympathetic alteration that leaves the gable roof form intact, but adds a gable to it.
- With respect to the double door within the north-facing side porch, the District Plan recommends that alterations to original window and door openings should be avoided; however, in this case the alteration is on a secondary elevation of the dwelling, hidden from view from the public realm. For this reason, staff suggests that this alteration has a minor impact on the overall character of the building and therefore can be supported.
- Lastly, with respect to the window glazing pattern of new windows in the addition, staff recommends that a traditional 2 over 2 design be used rather than the 2 over 1 shown on the elevation drawings.
- Overall, staff support the new design as it is similar to the previously-approved design, which was also supported by Heritage Markham.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham supports the revised design for alterations and the addition to 143 Main Street Unionville from a heritage perspective, subject to the applicant revising the window glazing pattern on the addition from 2 over 1 to a more traditional 2 over 2, and entering into a Site Plan Agreement containing the usual conditions relating to materials, colours, etc.

File Path:

Q:\Development\Heritage\PROPERTY\MAINSTU\143\HMM\March132019.doc



Location Map



Front View (west)



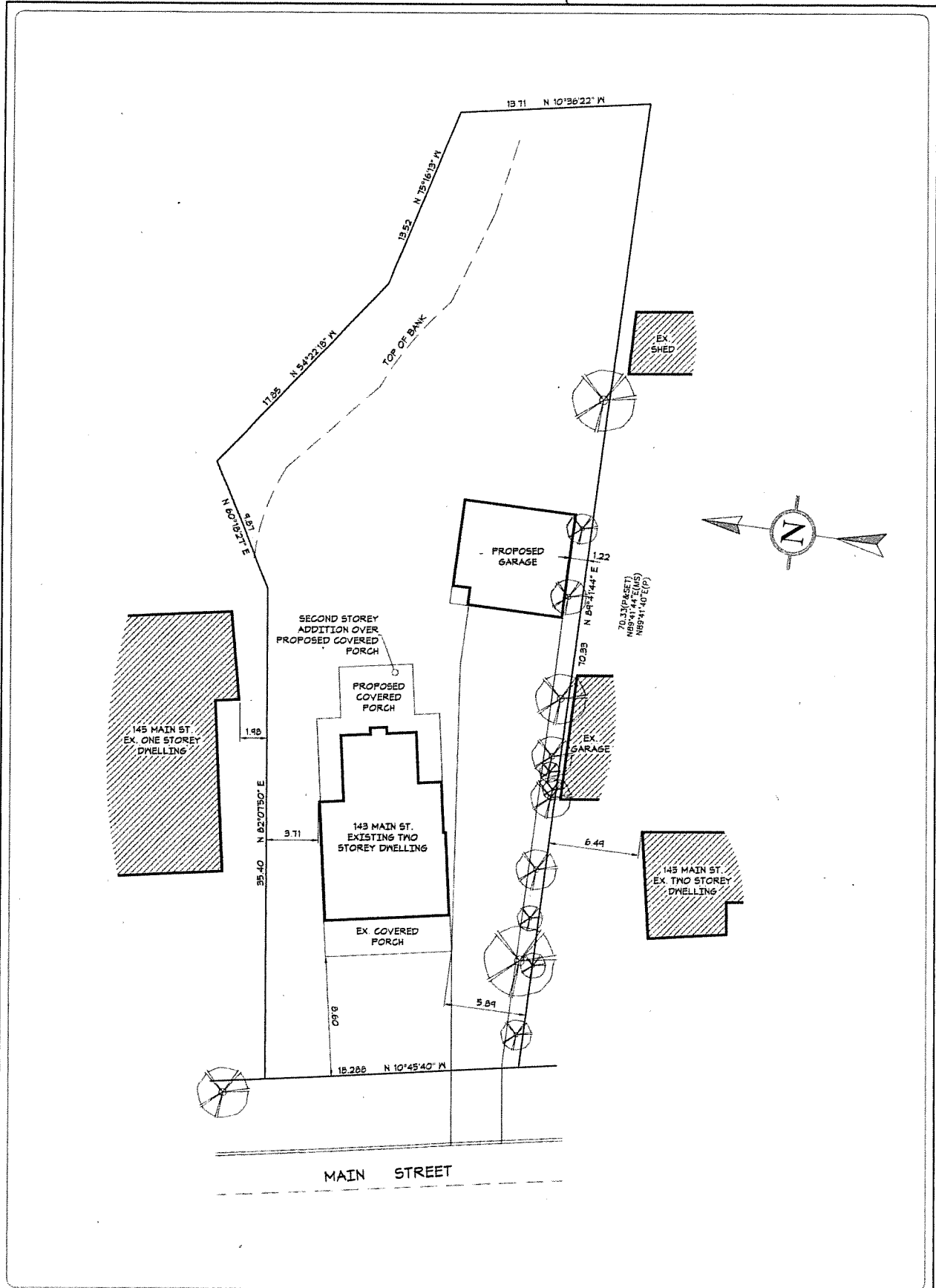
North Side View



South Side View



Rear (East) View



GENERAL NOTES:

- ALL CONSTRUCTION IS TO CONFORM TO SECTION 4 OF THE ONTARIO BUILDING CODE (LATEST EDITION)
- CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS
- DO NOT SCALE DRAWINGS
- OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING
- THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY
- BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION

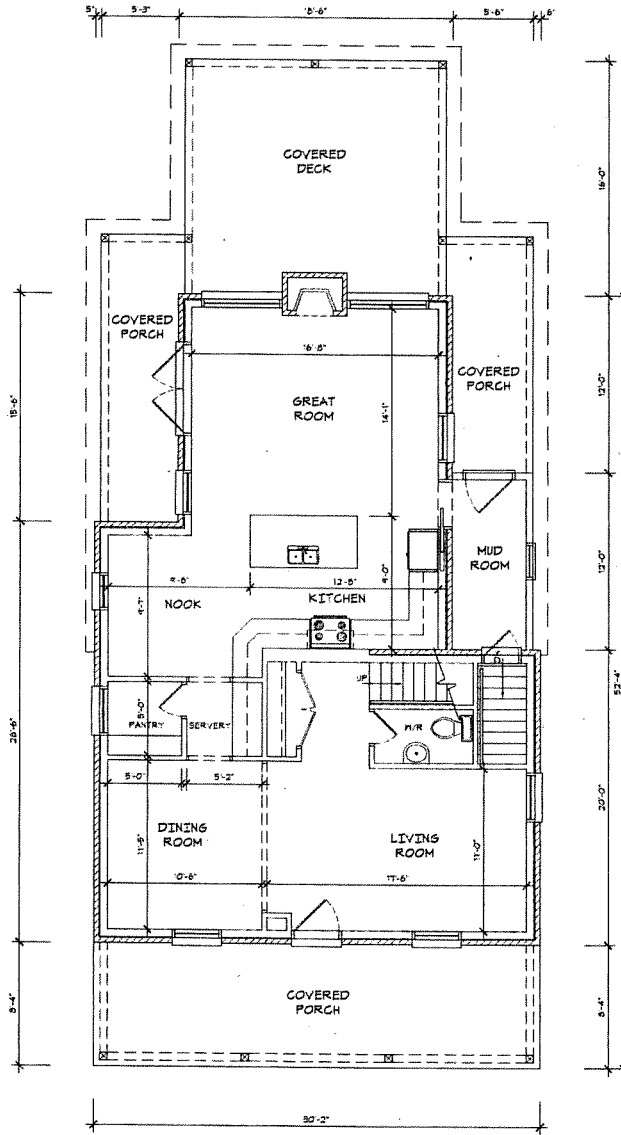
PROJECT TITLE

**SITE PLAN
143 MAIN ST. UNIONVILLE
CITY OF MARKHAM**

**THE GREGORY
DESIGN GROUP**

50 McINTOSH DRIVE, UNIT 140
MARKHAM, ONTARIO L3R 9T3
OFFICE (905) 479-4767
FAX (905) 479-4496
shane@gregorydesigngroup.net

SCALE	DATE
1:250	03/06/19
PROJECT NUMBER	SHEET NUMBER
2030-17	SP-1
DRAWN BY	CHECKED BY
S. Gregory	R.G.



GROUND FLOOR PLAN

PROPOSED LAYOUT
 EX. FLOOR AREA = 1,154 sq.ft.
 EX. BUILDING AREA = 1,560 sq.ft.
 NEW BUILDING AREA = 1,889 sq.ft.
 □ - DENOTES EXISTING WALLS
 □ - TO REMAIN

GENERAL NOTES:

- ALL CONSTRUCTION IS TO CONFORM TO SECTION 4 OF THE ONTARIO BUILDING CODE (LATEST EDITION)
- CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS
- DO NOT SCALE DRAWINGS
- OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING
- THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY.
- BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION

PROJECT TITLE

PROPOSED ADDITION
 143 MAIN ST. UNIONVILLE
 CITY OF MARKHAM

THE GREGORY DESIGN GROUP

50 MCINTOSH DRIVE, UNIT 140
 MARKHAM, ONTARIO L3R 9T3
 OFFICE (905) 479-4767
 FAX (905) 479-8496
 shane@gregorydesigngroup.net

SCALE
 1/8"=1'-0"

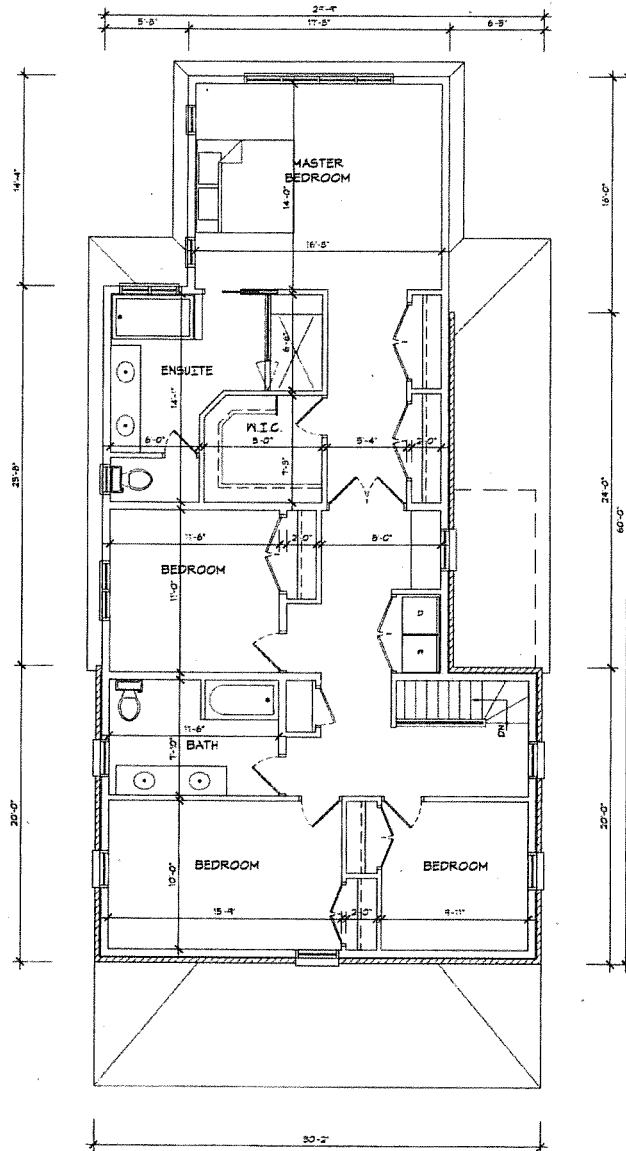
DATE
 03/06/19

PROJECT NUMBER
 2030-17

SHEET NUMBER
 A-1

DRAWN BY
 S. Gregory

CHECKED BY
 R.G.



SECOND FLOOR PLAN

PROPOSED LAYOUT
 EXISTING FLOOR AREA = 1,047 sq.ft.
 PROPOSED ADDITION = 418 sq.ft.
 TOTAL FLOOR AREA = 1,465 sq.ft.
 □ DENOTES EXISTING HALLS TO REMAIN

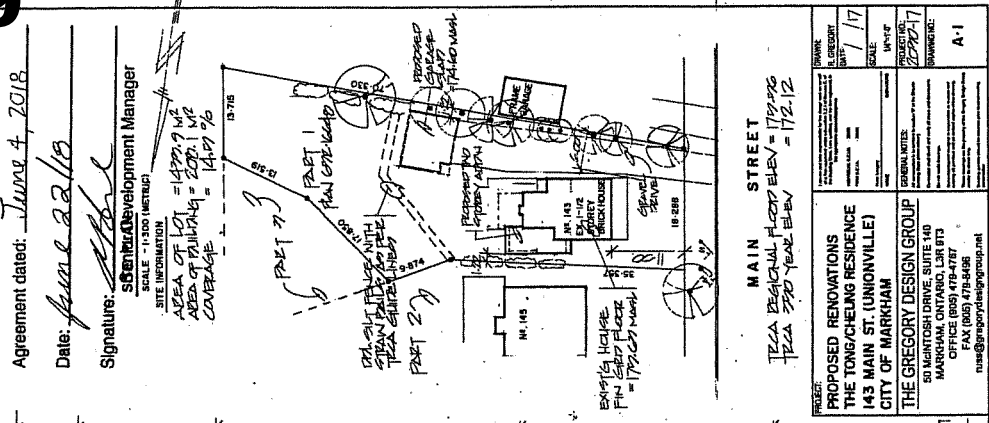
<p>GENERAL NOTES</p> <ul style="list-style-type: none"> • ALL CONSTRUCTION IS TO CONFORM TO SECTION '4' OF THE ONTARIO BUILDING CODE (LATEST EDITION) • CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS • DO NOT SCALE DRAWINGS • OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING • THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY • BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION 	<p>PROJECT TITLE</p> <p>PROPOSED ADDITION 143 MAIN ST. UNIONVILLE CITY OF MARKHAM</p>	<p>THE GREGORY DESIGN GROUP</p> <p>50 McINTOSH DRIVE UNIT 140 MARKHAM, ONTARIO L3R 9T3 OFFICE (905) 479-4767 FAX (905) 479-8436 share@gregorydesigngroup.net</p>	<p>SCALE 1/8"=1'-0"</p> <p>PROJECT NUMBER 2030-17</p> <p>DRAWN BY S. Gregory</p> <p>CHECKED BY R.G.</p>	<p>DATE 03/06/19</p> <p>SHEET NUMBER A-2</p>
--	--	---	---	--

Memorandum dated: May 11, 2018
 Date: May 16/18
 Signature: [Signature]
 Senior Development Manager

Plans approved in accordance with site plan

Agreement dated: June 4, 2018
 Date: June 22/18
 Signature: [Signature]
 Senior Development Manager

Scale: 1/8" = 1'-0" (METRIC)
 SITE INFORMATION
 AREA OF LOT = 14,399 M²
 AREA OF BUILDING = 2,201 M²
 COVERAGE = 14.57 %



PROJECT:	PROPOSED RENOVATIONS THE TONG/CHEUNG RESIDENCE 143 MAIN ST. (UNIONVILLE) CITY OF MARKHAM
PREPARED BY:	THE GREGORY DESIGN GROUP
DATE:	1/17
SCALE:	1/8" = 1'-0"
GENERAL NOTES:	50 MAINTOSH DRIVE, SUITE 140 MARKHAM, ONTARIO, L3R 8T3 OFFICE (905) 478-4787 FAX (905) 719-8486 info@gregorydesigngroup.com
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	
SCALE:	
PROJECT:	
PREPARED BY:	
DATE:	
SCALE:	
GENERAL NOTES:	
REVISIONS:	
DRAWN BY:	
CHECKED BY:	
DATE:	



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: March 13, 2019

SUBJECT: Markham Heritage Estates Compliance Issues

Background

- The restoration of heritage homes in Markham Heritage Estates are regulated by two separate legal agreements, namely the Agreement of Purchase and Sale, and the Site Plan/Restoration Agreement;
- Along with details regarding the roles and responsibilities of the vendor and purchaser, the Agreement of Purchase and Sale is conditional on the purchaser obtaining Site Plan Approval and the approval of a Landscape Plan. It also contains a Schedule that includes the following conditions:
 - that the owner agrees to restore the exterior of the dwelling, complete at least phase one of a two phase landscape plan, and inhabit the dwelling within one year of purchasing the property.
 - that the owner acknowledges that should the above obligations not be completed within the one year limit that the Corporation of the City of Markham will have the right to enter upon the property and complete the outstanding works in accordance with the approved plans and add the costs of the works to the tax roll of the property and be collected in the same manner as municipal taxes;
 - that the owner covenants to abide by all registered restrictions and conditions and to ensure that the said Heritage Dwelling and Property will be maintained to a high standard in accordance with City of Markham policy as long as the lands are owned by him;
- The Site Plan Agreement contains conditions describing how the relocated house will be appropriately restored, approved elevations showing all the required architectural features to be restored, and requires a Letter of Credit or financial security to be held by the City until the work is completed in a satisfactory manner;
- The Letter of Credit is calculated by multiplying the total floor area of the relocated house and addition in square feet by five dollars, and is meant to provide an incentive to complete the restoration work so that the funds can be returned to the owner, or utilized by the City to fund the completion of the work if it is not completed by the owner.

- In 2013, Heritage Staff produced a list documenting the properties in Heritage Estates that had satisfactorily fulfilled the obligations of their site plan agreements and those that still had outstanding issues requiring completion. This list was provided to the City's By-law Enforcement Department and Orders to Comply were issued to those owners with outstanding work in an effort to obtain compliance with the Site Plan Agreements registered on title to their properties;
- This effort by the City did result in achieving compliance for some properties, but not all. Since that time, new homes have been relocated to the subdivision, and new issues of non-compliance have been identified by the residents of Heritage Estates;
- Heritage Staff has updated the list created in 2013 to record the additional relocated heritage dwellings, those properties which have now been brought into compliance, and the properties which are not in compliance with their Site Plan Agreements and Agreements of Purchase and Sale (See attached list);

Staff Comment

- Staff will contact the City's Legal Department to explore how Purchase and Sale and Site Plan agreements can be enforced;
- Staff is planning to again team up with the City's By-law Enforcement Department in an effort to achieve compliance for those properties with identified deficiencies;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the report on compliance issues at Markham Heritage Estates as information.

File: Heritage Estates Subdivision Inspections/Compliance

Q:\Development\Heritage\MARKHAM HERITAGE ESTATES\Heritage Markham Memo March 13, 2019.doc

Heritage Estates Checklist (updated 2019)

Address	Date of Site Plan Agreement	Deficiencies
2 Wismer Place	Sept. 8, 2014	<ul style="list-style-type: none"> Chimney needs to be completed
4 Wismer Place	2001	<ul style="list-style-type: none"> Picket Fence has been removed without approval
6 Wismer Place	Feb. 26, 1998	Nil
8 Wismer Place	July 16, 2005	Nil
10 Wismer Place	June 17, 1997	Nil
12 Wismer Place	May 15, 2000	Nil
2 David Gohn Circle	Oct. 16, 1991	<ul style="list-style-type: none"> Upper side windows not 6 over 6 windows as in agreement Decorative porch brackets not installed Metal insulated chimney instead of brick chimney
4 David Gohn Circle	Nov. 15, 1995	Nil
6 David Gohn Circle	Sept. 28, 1989	Nil
8 David Gohn Circle	Sept. 18, 1990	Nil
10 David Gohn Circle	Aug. 20, 1990	Nil
12 David Gohn Circle	Oct. 12, 1994	<ul style="list-style-type: none"> Chimneys have been constructed since 2013 review. Gable decoration not shown in approved elevations Shutters are incorrectly sized and mounted incorrectly Exterior screens are installed on 2nd floor windows on the east side
14 David Gohn Circle	Oct. 29, 1993	Nil
16 David Gohn Circle	Oct. 25, 1996	<ul style="list-style-type: none"> 2 chimneys are missing from gable ends
18 David Gohn Circle	April 17, 1991	Nil
20 David Gohn Circle	Oct. 6, 1994	Nil
22 David Gohn Circle	June 14, 1990	Nil
24 David Gohn Circle	Aug. 30, 1994	Nil
26 David Gohn Circle	Dec. 12, 1996	Nil
28 David Gohn Circle	Aug. 5, 1993	<ul style="list-style-type: none"> West rear veranda not completed or painted
2 Alexander Hunter Place	Agreement not yet executed	<ul style="list-style-type: none"> Building has been on steel beams unrestored since 2014
4 Alexander Hunter Place	July 8, 1999	Nil

		<i>Brought into compliance following 2013 review</i>
6 Alexander Hunter Place	June 4, 1998	Nil
8 Alexander Hunter Place	Oct. 31, 1991	Nil
10 Alexander Hunter Place	June 30, 1999	Nil
12 Alexander Hunter Place	Oct. 25, 1996	Nil
14 Alexander Hunter Place	May 9, 2005	Nil
2 Aileen Lewis Court	Aug. 5, 2009	<ul style="list-style-type: none"> • Veranda not completed • Masonry chimneys not constructed • Landscape plan not implemented
6 Aileen Lewis Court	May 13, 2005	Nil <i>Brought into compliance following 2013 review</i>
1 Heritage Corners Lane	April 23, 2003	Nil
3 Heritage Corners Lane	Sept. 22, 2005	Nil
5 Heritage Corners Lane	Sept. 4, 2015	Nil
6 Heritage Corners Lane	April 15, 2015	<ul style="list-style-type: none"> • Veranda posts remain unfinished
7 Heritage Corners Lane	Aug. 6, 2009	Nil
10 Heritage Corners Lane	April 10, 2007	Nil
11 Heritage Corners Lane	June 19, 2003	Nil
12 Heritage Corners Lane	June 9, 2009	Nil