



Agenda
April 10, 2019
7:15 PM
Canada Room

**The Fourth 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.

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Part One - Administration

1. Approval of Agenda (16.11)

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

Recommendation:

That the April 10, 2019 Heritage Markham Committee agenda be approved.

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

Extracts: R. Hutcheson, Manager of Heritage Planning

[Minutes](#)

See attached material.

Recommendation:

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

3. Board and Appointment Policy Page 25

1) Eligibility of Non-Residents on Advisory Committees

2) Term and Length of Service (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That Heritage Markham received the information on Board and Committee Appointment Policy as information.

Part Two - Deputations

Part Three - Consent

4. **Heritage Permit Application,** Page 27
39 John Street, Thornhill,
38 Colborne Street, Thornhill,
Delegated Approvals: Heritage Permits (16.11)
 File Numbers: HE 19 115163
 HE 19 115651
 Extracts: R. Hutcheson, Manager of Heritage Planning
-
- [Memo](#)

See attached memorandum.

Recommendation:

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

5. **Building Permit Applications,** Page 28
145 Main Street, Unionville,
99 Thoroughbred Way Individually designated,
Delegated Approvals: Building Permits (16.11)
 File Numbers: 19 112477 AL
 17 180557 HP
 Extracts: R. Hutcheson, Manager of Heritage Planning
-
- [Memo](#)

See attached memorandum.

Recommendation:

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

**6. Designation By-law Amendments,
Change to Legal Descriptions (16.11)**

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

[Memo](#)

See attached 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.- new address)
- 37 Artisan Trail (formerly 10271 Woodbine Ave.-relocated)
- 39 Artisan Trail (formerly 10327 Woodbine Ave.-relocated)
- 20 Mackenzie Stand Avenue (formerly 8083 Warden Ave.-relocated)
- 99 YMCA Boulevard (formerly 7996 Kennedy Rd.-new address)
- 819 Bur Oak Avenue (formerly 9483 McCowan Rd.-relocated)
- 11 Heritage Corners Lane (formerly 9251 Hwy. 48-relocated)
- 2665 Bur Oak Avenue (formerly 7006 16th Ave.-new address)
- 8 Green Hollow Court (formerly 9642 9th Line-new address)
- 1 Kalvinster Drive (formerly 6937 Hwy. 7-new address)
- 28 Pike Lane (formerly 9451 9th Line-new address)
- 99 Thoroughbred Way (formerly 9804 McCowan Rd.-new address)
- 70 Karachi Drive (formerly 7555 Markham Rd.-relocated)
- 2 Alexander Hunter Place (formerly 31 Helen Ave.-relocated)

Part Four - Regular

7. **Financial Assistance,** Page 31
32 Washington Street,
6 Wismer Place,
111 John Street,
16 George Street,
180 Main Street North
2019 Designated Heritage Property Grant Program (16.11)
 Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner

[Memo](#)

See attached memorandum and material.

Recommendation:

That Heritage Markham supports the funding of the following five grant applications in the amounts noted at a total cost of \$23,776.90 subject to conditions noted on the individual summary sheets:

- 32 Washington Street, Markham Village (up to \$5,000);
- 6 Wismer Place, Markham Heritage Estates (\$7,500.00);
- 111 John Street, Thornhill (\$1,276.90);
- 16 George Street, Markham Village (\$5,000.00);
- 180 Main Street North, Markham Village (\$5,000.00); and,

That \$3,107.50 of the unallocated funds in the 2019 Designated Heritage Property Grant Program be transferred to the 2019 Commercial Façade Improvement Grant Program to cover the requested grant funding in excess of the \$15,000.00 budget for 2019.

- 8. Financial Assistance,** Page 40
6890 14th Avenue,
40-44 Main Street North,
2019 Commercial Façade Improvement Program Grant Requests (16.11)
 Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner

[Memo](#)

See attached memorandum and material.

Recommendation:

That Heritage Markham supports a matching grant of up to \$15,000.00 for the re-conditioning of the historic wooden windows and the installation of historically appropriate new wooden storm windows at 6890 14th Avenue; and,

That Heritage Markham supports a matching grant of up to \$3,107.50 for the selective repair and repainting of the historic wooden trims of 40-44 Main Street North subject to the applicant obtaining a Heritage Permit; and further,

That Heritage Markham recommends that unallocated funds from the 2019 Designated Heritage Property Grant Program in the amount of \$3,107.50 be transferred to the 2019 Commercial Façade Improvement Program.

- 9. Site Plan Control Application,** Page 44
30 Colborne Street, Thornhill Heritage Conservation District,
Proposed Detached 2-Car Garage (16.11)
 File Number: SPC 19 115724
 Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Project Planner

[Memo](#)

See attached memorandum and material.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the Site Plan Control application for the construction of a detached, 2-car garage subject to the applicant satisfying the Urban Design staff with respect to tree preservation and tree protection matters and entering into a Site Plan Agreement containing the usual conditions regarding colours, materials, etc.

**10. Site Plan Control Application,
33 Eureka Street, Unionville Heritage Conservation District,
Proposed Addition to a Heritage Dwelling (16.11)**

Page 55

File Number: SPC 19 114402

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

[Memo](#)

See attached memorandum and material.

Recommendation:

That Heritage Markham generally supports the design of the proposed addition to the heritage dwelling at 33 Eureka Street from a heritage perspective, subject to the applicant working with staff to refine the following details relating to the treatment of the heritage dwelling:

- Modern cladding is to be removed from the heritage dwelling to determine the type and condition of the oldest cladding. If the oldest layer of cladding is in restorable condition it is to remain in place and be repaired as required;
- If the oldest layer of historic cladding on the heritage dwelling is not in restorable condition, as determined in consultation with Heritage Section staff, it is to be replicated with new material in the same design as the old material;
- If no historic material remains, vertical tongue and groove wood siding is acceptable for the heritage dwelling;
- Remaining historic 2/2 windows should be retained and restored as required, and modern windows added later should be removed and replaced with replica windows that follow the design of the historic 2/2 windows.
- Only one false chimney is to be added on the roof ridge of the heritage dwelling, at the east gable end, proportioned lightly to represent a stove chimney;
- Before the veranda design is finalized, the modern cladding should be removed to see what evidence remains of an historic veranda or porch and its supports, so that those details can be copied; and,

That the elevation drawings be revised to reflect the above-noted recommended changes; and further,

That the applicant enter into a Site Plan Control Agreement that includes the usual conditions relating to colours, materials, etc.

- 11. Site Plan Control Application, Zoning By-law Amendment Application, Official Plan Amendment Application, Plan of Subdivision, 73 Main Street South, Markham Village Heritage Conservation District, Proposed Townhouse Development & Semi Detached Dwelling (16.11)** Page 64
- File Number: OP/ZA 15 108135
SU/SC 17 157341
- Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
-

Memo

See attached memorandum and material.

Recommendation:

That Heritage Markham offers the following comments from a heritage perspective to City Staff and Markham Council regarding the redevelopment proposal at 73 Main Street South that has been appealed to the OMB:

- The preferred building type for new residential units is detached or semi-detached dwellings, two storeys in height which is more reflective of the building stock in the area, but the internal road townhouses could be supported at this specific/unique location subject to:
 - Modification to the massing/ footprint of the townhouses fronting onto Main Street South to better reflect the rhythm of existing individual units on the streetscape; and
 - The townhouses to be designed in accordance with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan and the policies of the Markham Official Plan-Heritage Policies for new construction (section 4.5.3.7.iv) specifically related to height, form, massing, scale and architectural features and materials;
- Heritage Markham supports the proposed semi-detached dwelling fronting Mill Street and recommends that its design be revised in accordance with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan and the policies of the Markham Official Plan-Heritage Policies for new construction (section 4.5.3.7.iv) specifically related to height, form, massing, scale and architectural features and materials; and
- The exterior design of all the proposed dwelling units be revised to:
 - introduce historically appropriate window styles;
 - eliminate the use of pre-cast stone or concrete window and door surrounds; and

- reduce the use of stone as an exterior cladding to a foundation treatment only; and
- reduce or minimize the number of exterior entry stairs leading to the entrance/porch on specific unit designs.

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
March 13, 2019
Canada Room, Markham Civic Centre

Members

Graham Dewar, Chair
Ken Davis
Evelin Ellison
Anthony Farr
Councillor Keith Irish
Councillor Reid McAlpine
Jennifer Peters-Morales
David Nesbitt
Councillor Karen Rea
Zuzana Zila

Regrets

Maria Cerone

Staff

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

Graham Dewar, Chair, convened the meeting at 7:19 PM by asking for any disclosures of interest with respect to items on the agenda.

There were no disclosures of interest.

Staff requested that Item #12 be moved forward in the Agenda and discussed ahead of the Minutes.

CARRIED

A member of the Committee requested that Item #10 be moved forward in the Agenda and discussed ahead of Item #9.

CARRIED

1. Approval of Agenda (16.11)

A) Addendum Agenda

- Disclosure of Interest at Advisory Committee and Board Meetings

B) New Business from Committee Members

Recommendation:

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

CARRIED

**2. Minutes of the February 13, 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 February 13, 2019 be received and adopted.

CARRIED

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

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

[Memorandum](#)

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

The Chair acknowledged Mr. Darling's contributions to the Heritage Markham Committee and shared his appreciation.

There was discussion as to whether Committee members were required to be residents in the City of Markham, or if they could live outside the City but have expertise with respect to Heritage. Staff advised that consultation with the Clerks Department would be required.

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.

CARRIED

**4. Unionville Commercial Core Area Streetscape
Master Plan Review of Options (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Regan Hutcheson, Manager of Heritage Planning, summarized the details outlined in the memo, noting that Staff has also been meeting with other groups requesting comments and feedback on the concepts proposed.

Project Consultant, Andrew Johnson, Associate and Senior Project Director at Cosburn Giberson Landscape Architects, attended the meeting and provided a presentation outlining the current conditions, background, planned approach and desired improvements, constraints, and design principles of the project. He presented two streetscape concepts being considered noting that the 14.5m right-of-way in the commercial area was very constrained compared to other parts of Main Street.

The Committee was asked to provide feedback from a heritage perspective on the concepts and the proposed streetscape features.

There was discussion regarding the use of banner poles and the most appropriate construction material. A Committee member stated that from a heritage perspective, wood poles would be preferred and would maintain the causal nature of the street that the design principles for the Streetscape Project allude to. The Committee also noted difficulties associated with providing electrical outlets on wood poles. Councillor McAlpine commented that additional posts may impede pedestrian flow and may not be needed if the spacing of streetlight poles is reduced.

There was discussion regarding the electrical control boxes, and how they should not be visible but could be disguised as additional posts. It was noted they should be placed in serviceable locations.

There was discussion regarding making the street more winter friendly. The Consultant advised this would be achieved by installing power outlets on streetlights and banner poles to allow for winter lighting opportunities.

There was discussion regarding the colour temperature, direction and projection of the bulbs in the streetlights. The Consultant advised that the bulbs would be downward facing LEDs, at least 3000K, and the concerns regarding the projection would be addressed through the selection of the fixture.

The Committee discussed the proposed trees, tree grates, and tree guards. The Consultant indicated that there were no trees currently on the public area, and that the grates would allow the trees to thrive better and maximize usable surface space, and that heritage style tree guards were planned to reduce trip hazards and other safety concerns. It was noted that any lighting added to trees should be removed after the festive season and the

lighting can damage the trees. Councillor McAlpine also recommended planting trees tolerant to salt and other elements.

Councillor McAlpine indicated that consideration should be given to surface materials other than concrete and asphalt. He noted that maintenance and costs related to enhanced material would have to be taken into consideration, but would like additional discussion to take place regarding these options. He commented that the design should primarily support pedestrian use rather than vehicular traffic and supported the narrowing of the traffic lanes. Councillor Rea commented that Operations should be consulted on the materials to be used for the streetscape and to take into consideration issues resulting after the renovation of Main Street Markham.

It was suggested that the proposed streetscape proposals may not be ambitious enough and that staff may want to explore streetscape approaches in other heritage areas in Ontario for inspiration and consider better quality materials.

In response to a proposition to consider the use of pavers throughout the entire area (road surface, boulevards and sidewalk areas, Staff commented that concrete was historically used for the sidewalks on Main Street Unionville, and noted concerns from a heritage perspective of overdesigning the street. The Committee commented that care should be taken with the installation of unit pavers, to ensure they are installed in a manner that does not result in lifting or sinking over time.

It was also suggested by the Ward Councillor that materials other than metal be considered for benches and other furniture.

Staff advised that the intention was to bring a preferred concept to Council in June 2019.

The Committee generally supported concept 2 related to the road alignment.

The Committee suggested that the Consultant take into consideration the comments offered by the Committee during this discussion.

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 2 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).

- **Request for the Consultant to continue working with Councillor Reid McAlpine and Staff on the Plan, taking into consideration comments by the Committee at the meeting.**

**5. Heritage Permit Application,
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](#)

Recommendation:

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

CARRIED

**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)**

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](#)

Recommendation:

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

CARRIED

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

File Number: A/18/19

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
J. Leung, Committee of Adjustment

[Memorandum](#)

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.

CARRIED

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

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

[Memorandum](#)

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)

CARRIED

**9. Demolition Permit Application,
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](#)

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

The Committee proposed an amendment to the Staff recommendation – that extra care be taken to ensure the trees are protected during demolition.

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; and

That Heritage Markham supports the protection of nearby trees during the demolition.

CARRIED

**10. Site Plan Control Application,
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

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo, noting that the revised design had less impact on the heritage portion of the dwelling.

The Applicant's designer, Russ Gregory, was in attendance and responded to Committee inquiries.

Mr. Gregory clarified that French doors would be installed on the ground floor (north elevation) where an existing single door currently exists, and that the second floor porch from the previous proposal would not be constructed. He stated that the driveway leading to the proposed garage would remain gravel. R. Gregory commented that the existing exterior wall on the North side would be retained with the revised design.

There was discussion whether the second floor heritage windows on either side of the chimney (rear elevation) would be reused. R. Gregory advised it was not part of the plan, but that he was willing to work with Staff to determine what was feasible once the condition of the windows was reviewed.

The Committee proposed an amendment to the Staff recommendation – that the Applicant work with Staff to determine whether the east side windows on the second floor could be reused in the revised design.

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.; and

THAT Heritage Markham supports the Applicant working with Staff to determine if the second floor east side windows can be reused in the revised design.

CARRIED

11. Markham Heritage Estates Compliance Issues (16.11)

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

Memorandum

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that Staff would be sending letters to the owners of properties again in an effort to achieve compliance from properties with deficiencies.

There was a brief discussion regarding 2 Alexander Hunter Place. Staff noted that the owner was making efforts to sell the property. Councillor Rea commented that the five (5) year forgivable mortgage should commence after occupancy of the dwelling.

There was discussion regarding the Letter of Credit and the possibility of increasing the amount and releasing portions of the fund in stages. Staff commented that doing so would require an increase in the number of inspections and administrative work, noting that a balance was required between taking an amount for the Letter of Credit that owners could adequately funds and for it to serve properly as an incentive for owners to complete the work in a timely manner.

Staff advised that the Letter of Credit was only introduced in the mid to late '90's.

The Committee proposed an amendment to the Staff recommendation – that a temporary sub-committee comprised of Staff, Committee Councillors and K. Davis, be formed to review possible approaches to address the issues.

Recommendation:

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

That Heritage Markham supports the formation of a temporary sub-committee comprised of Staff, Committee Councillors and Ken Davis, to review possible approaches to addressing the issues.

CARRIED

12. New Business**Disclosure of Interest at Advisory Committee and Board Meetings****Update from the Clerks Department (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Martha Pettit, Deputy City Clerk

Memorandum

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

Recommendation:

That Heritage Markham Committee receive as information the update on amendments to the Municipal Conflict of Interest Act related to disclosures of interest at advisory committee and board meetings.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 9:01 PM.

CARRIED



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: April 10, 2019

SUBJECT: Board and Committee Appointment Policy
 1) Eligibility of Non-Residents on Advisory Committees and
 2) Term and Length of Service

Information on:

- Eligibility of Non-Residents on Advisory Committees
- Length of Service

Background

At the last meeting there was discussion as to whether Committee members were required to be residents in the City of Markham, or if they could live outside the City, but have expertise with respect to Heritage. Staff advised that consultation with the Clerks Department would be required.

Also, in the past, members have enquired as to whether they could remain on the committee for more than two (2) consecutive terms.

Staff Comment

- According to the City's Board and Committee Appointment Policy, it is possible to have a person on an advisory committee who does not reside in Markham:
- 2.2 A Member will be a resident of Markham, or own property within Markham unless it is deemed by Council that there is need to acquire specialized knowledge, experience or representation, or a need to maintain continuity within a Board or Committee and requires reappointment of a Member who has moved from Markham.
- According to the City's Board and Committee Appointment Policy, it is possible to remain on a committee for more than two terms:

- 3.3 **Members** will not be appointed for more than two (2) consecutive terms on the same **Board or Committee**. Notwithstanding the foregoing, **Council** may reappoint a **Member** beyond two (2) consecutive terms if deemed necessary by Council to maintain continuity and to achieve balance between new and experienced **Members**.
- 3.5 **Members** that have served two (2) consecutive terms on one (1) **Board or Committee** may apply to serve on another **Board or Committee**.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham received the information on Board and Committee Appointment Policy as information.

File: Q:\Development\Heritage\HERITAGE MARKHAM FILES\MEMBERS\Terms of Office\HM April 2019 Appointment Policy.doc



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: April 10, 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
39 John Street Thornhill	HE 19 115163	Front door glass replacement, new awning over front door.
38 Colborne Street Thornhill	HE 19115651	Small temporary screen fence behind garage.

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: April 10, 2019

SUBJECT: Delegated Approvals
Building Permits Approved by Heritage Section Staff

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

Address	Permit Number	Work to be Undertaken
145 Main Street Unionville	19 112477 AL	Interior alterations to garage for office conversion.
99 Thoroughbred Way Individually designated	17 180557 HP	Permit revision for removal of wall and replacement with beam and post.

Suggested Recommendation for Heritage Markham

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



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: April 10, 2019

SUBJECT: Designation By-law Amendments
Change to Legal Descriptions

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.- new address)
 - 37 Artisan Trail (formerly 10271 Woodbine Ave.-relocated)
 - 39 Artisan Trail (formerly 10327 Woodbine Ave.-relocated)
 - 20 Mackenzie Stand Avenue (formerly 8083 Warden Ave.-relocated)
 - 99 YMCA Boulevard (formerly 7996 Kennedy Rd.-new address)
 - 819 Bur Oak Avenue (formerly 9483 McCowan Rd.-relocated)
 - 11 Heritage Corners Lane (formerly 9251 Hwy. 48-relocated)
 - 2665 Bur Oak Avenue (formerly 7006 16th Ave.-new address)
 - 8 Green Hollow Court (formerly 9642 9th Line-new address)
 - 1 Kalvinster Drive (formerly 6937 Hwy. 7-new address)
 - 28 Pike Lane (formerly 9451 9th Line-new address)
 - 99 Thoroughbred Way (formerly 9804 McCowan Rd.-new address)
 - 70 Karachi Drive (formerly 7555 Markham Rd.-relocated)
 - 2 Alexander Hunter Place (formerly 31 Helen Ave.-relocated)

Staff Comment

- The Ontario Heritage Act provides a process to amend designation By-laws;
- The legal description will be amended for 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.- new address)
- 37 Artisan Trail (formerly 10271 Woodbine Ave.-relocated)
- 39 Artisan Trail (formerly 10327 Woodbine Ave.-relocated)
- 20 Mackenzie Stand Avenue (formerly 8083 Warden Ave.-relocated)
- 99 YMCA Boulevard (formerly 7996 Kennedy Rd.-new address)
- 819 Bur Oak Avenue (formerly 9483 McCowan Rd.-relocated)
- 11 Heritage Corners Lane (formerly 9251 Hwy. 48-relocated)
- 2665 Bur Oak Avenue (formerly 7006 16th Ave.-new address)
- 8 Green Hollow Court (formerly 9642 9th Line-new address)
- 1 Kalvinster Drive (formerly 6937 Hwy. 7-new address)
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- 99 Thoroughbred Way (formerly 9804 McCowan Rd.-new address)
- 70 Karachi Drive (formerly 7555 Markham Rd.-relocated)
- 2 Alexander Hunter Place (formerly 31 Helen Ave.-relocated)



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: April 10, 2019

SUBJECT: Designated Heritage Property Grant Program
Review of 2019 Applications

Program Details:

- Council approved the Designated Heritage Property Grant Program in 2010.
- Total funding of \$120,000 was allocated to the program over a four year period (2010-2013) based on a targeted allocation of \$30,000 per year;
- The program was extended for an additional three years (2014-2016);
- In 2016, the program was extended for an additional three years (2017-2019) with an allocation of \$30,000 per year. Council must consider extending the program beyond 2019.
- Assistance to the owner is in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property for eligible work, and through an amendment to the program in 2016, a maximum amount of \$7,500.00 for the replacement of a cedar shingle roof in Markham Heritage Estates;
- Minimum amount of eligible work - \$500.00;
- Properties must be designated under the Ontario Heritage Act (Part IV or Part V). In the case of Part V (Heritage Districts), only properties identified in a district plan as being of cultural heritage value or interest are eligible;
- Ineligible Projects:
 - Commercial façade grant projects are specifically related to “*the entire exterior front surface of a building which abuts the street from grade to eaves*”, and are not eligible as there is a separate program. However, other conservation work on a commercial property is considered eligible under the Designated Heritage Property Grant program. At the discretion of Council, an applicant may be limited to receiving only one heritage related financial assistance grant in a calendar year;
 - Projects in Markham Heritage Estates (under 20 years) as these owners already receive a financial incentive through reduced lot prices;
- Grants are to be awarded on an annual cycle following a request for applications with a deadline established;

- Only one grant per calendar year per property;
- First time applicants will get priority each year and repeat applicants will be considered only if the annual cap is not reached by first time recipients;
- Subject property must be in conformity with municipal by-laws and regulations;
- Eligible work primarily involves the repair, restoration or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
- Eligible costs include the cost of materials, equipment and contracted labour (but not donated labour or materials or labour performed by the applicant). A grant of up to 50% for architectural/ design/ engineering fees to a maximum of \$1,000 (as part of the maximum permitted grant of \$4,000) is available;
- Exterior Painting- in documented original colours to a maximum grant contribution of \$2,000 or 25% of the cost, whichever is the lesser. One time only grant.
- Two separate estimates of work (due to the specialized nature of the work) are to be provided by a licensed contractor (other than the owner) for consideration;
- Applications will be reviewed by City (Heritage Section) staff and Heritage Markham and recommended submissions will be forwarded to Council for approval;
- Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted);
- Grants are paid upon submission of receipts to the satisfaction of the City;
- Approved work commenced since last year's deadline for applications can be considered eligible for grant funding;
- Approved applicants will be required to enter into a Letter of Understanding with the City.

Application/Proposal

- Staff received 5 applications by the March 29th, 2019 deadline;
- The total amount of grant assistance requested is \$23,776.90;
- The total amount of grant assistance recommended by Staff is \$23,776.90

Staff Comment

- See attached summary chart for recommended applications
- See attached photographs for each application
- Staff used the following when evaluating each application:
 - Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken
 - Preference will be given to applications proposing work visible to the general public
 - Priority will be given to first time applicants
 - Must comply with heritage conservation guidelines, principles and policies
 - Scope of the work is to be clear, logical and demonstrate the maximum retention of historic fabric and heritage attributes
 - Grant is not to reward poor stewardship
 - The addition of new features (re-introduction of heritage features) needs to be backed up with evidence (physical, documentary or archival)
- Staff recommends approval of grant funding for all 5 of the applications;

- The total amount of grant assistance requested for the 5 applications is \$23,776.90 which is \$6,223.10 less than what is available for the 2019 program;
- Staff recommends that \$3,107.50 of this unallocated funds be transferred to the 2019 Commercial Façade Improvement Grant Program to cover the requested grant funding in excess of the \$15,000.00 budget for 2019.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the funding of the following five grant applications in the amounts noted at a total cost of \$23,776.90 subject to conditions noted on the individual summary sheets:

- 32 Washington Street, Markham Village (up to \$5,000);
- 6 Wismer Place, Markham Heritage Estates (\$7,500.00);
- 111 John Street, Thornhill (\$1,276.90);
- 16 George Street, Markham Village (\$5,000.00);
- 180 Main Street North, Markham Village (\$5,000.00);

AND THAT \$3,107.50 of the unallocated funds in the 2019 Designated Heritage Property Grant Program be transferred to the 2019 Commercial Façade Improvement Grant Program to cover the requested grant funding in excess of the \$15,000.00 budget for 2019.

File: Finance/Designated Heritage Property Grant Program 2019

Q:\Development\Heritage\SUBJECT\Grant Program Designated Property\2019 Applications\HM April 10 2019 Review .doc

Designated Heritage Property Grant Summary

Address	Eligible Work	Grant Amt. Requested	Grant Amount Recommended	Running Total	Comment
32 Washington Street, Markham Village	Yes	\$5,000.00	Up to \$5,000.00	\$5,000.00	Grant assistance is requested for the cost of constructing the front veranda as required by the Site Plan Agreement for the recent rear addition to the existing dwelling.
6 Wismer Place, Markham Heritage Estates	Yes	\$7,500.00	Up to \$7,500.00	\$12,500.00	Grant assistance is requested for the replacement of the cedar shingle roof installed when the house was relocated to Markham Heritage Estates in 1998.
111 John Street, Thornhill	Yes	\$1,276.90	Up to \$1,276.90	\$13,776.90	Grant assistance is requested to produce two new wooden storm windows, and minor repair to existing historic sash and siding.
16 George Street, Markham Village	Yes	\$5,000.00	Up to \$5,000.00	\$18,776.90	Grant assistance is requested to recondition the historic windows and repair the front veranda decking and railing.
180 Main Street North, Markham Village	Yes	\$5,000.00	Up to \$5,000.00	\$23,776.90	Grant assistance is requested to install a historically appropriate wooden front door and storm door.

Designated Heritage Property Grant Application

Name	Mark Roche
Address	32 Washington Street
Status	Part V dwelling in the Markham Village HCD
Grant Project	Construction of front veranda as required in Site Plan agreement for the restoration and rear addition to the existing house.
Estimate 1	Not available
Estimate 2	Not available
Eligibility	Not technically eligible because there is no physical or photographic evidence of a front veranda on the home, but the program does allow for the Manager of Heritage Planning to support eligible alterations that they feel are important to the cultural heritage significance of the property.
Conditions	The Manager of Heritage Planning must support the proposed veranda as being eligible for grant funding and submission of two satisfactory estimates.
Previous Grants	No
Comments	Recommended for approval subject to noted conditions
Grant Amount	Up to \$ 5,000.00



Designated Heritage Property Grant Application

Name	Ralf Gebelhoff & Catherine Somers
Address	6 Wismer Place, Markham Heritage Estates
Status	Part IV designated
Grant Project	Replacement of cedar shingle roof.
Estimate 1	Not available
Estimate 2	Not available
Eligibility	The building is eligible because it was relocated to Heritage Estates in 1998 and has been in the subdivision for the requisite 20 years.
Conditions	Provision of two satisfactory quotes for the proposed work.
Previous Grant	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	\$7,500.00



Designated Heritage Property Grant Application

Name	Jingduo Li
Address	111 John Street
Status	Part IV designated dwelling in the Thornhill HCD
Grant Project	Repair and reconditioning of historic windows and production of wooden storm windows.
Estimate 1	David Wylie Restorations Ltd. \$2,553.80
Estimate 2	Windowcraft Industries Ltd. \$3,546.73
Eligibility	Proposed work meets the eligibility requirements of the program
Conditions	Proposed work must be approved by a Heritage Permit
Previous Grants	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	\$1,276.90



Designated Heritage Property Grant Application

Name	Aram Agopian
Address	16 George Street
Status	Part V Class 'A' dwelling in the Markham Village HCD
Grant Project	Reconditioning of historic wooden windows and repair of front veranda floor deck and railings
Estimate 1	Evergreen Carpentry Services Ltd. \$11,300.00
Estimate 2	Century Craft Custom Builders Inc. \$13,560.00
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Building Permit/ Heritage Permit
Previous Grants	Yes, \$5,000.00 for basement waterproofing in 2012
Comments	Recommended for Approval, subject to noted condition.
Grant Amount	\$5,000.00



Designated Heritage Property Grant Application

Name	Tristan Frenette-Ling
Address	180 Main Street North
Status	Part V Class 'A' dwelling in the Markham Village HCD
Grant Project	Installation of historically appropriate entrance door and storm door
Estimate 1	Not available
Estimate 2	Not available
Eligibility	Proposed work meets eligibility requirements but two quotes are required
Conditions	Proposed work requires a Heritage Permit and the submission of two satisfactory quotes for the proposed work.
Previous Grants	Yes, in 2010, 2011 and 2014 but with a different applicant
Comments	Recommended for Approval, subject to the noted conditions.
Grant Amount	Up to \$5,000.00





MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: April 10, 2019

SUBJECT: Commercial Façade Improvement Grant Program
Review of 2019 Grant Applications

Background

- The City created the Commercial Façade Improvement Grant Program in 2004 to assist in the exterior improvement of privately owned buildings in commercial use located within the City's heritage conservation districts;
- In 2015, the program was expanded to make buildings individually designated under Part IV of the Ontario Heritage Act, and in commercial use, eligible for grant funding, provided the property meets all other eligibility requirements of the program. Previous to this change, only commercial properties located within the City's four heritage conservation districts were considered to be eligible for grant funding;
- This Program was advertised in the winter of 2019 with a deadline for applications of March 29, 2019;
- The City has received two applications;
- These applications must be reviewed by Heritage Markham as part of the approval process;
- Currently, there is \$15,000.00 in the 2019 grant budget for this program;
- The requested grants total \$18,107.50 which exceeds the budget by \$3,107.50;
- There are unused funds in the 2019 Designated Heritage Property Grant Program that could be transferred to the Commercial Façade Improvement Program to cover the requested amount of \$18,107.50;
- Both grant requests are recommended for approval subject to certain conditions;

The applications and the amount of grant assistance requested are as follows:

Address	Description of Work	Grant Request
6890 14 th Ave.	<ul style="list-style-type: none"> • Re-conditioning of the historic wooden windows and installation of historically appropriate wooden 	\$15,000.00

	storm windows.	
40-44 Main Street North Markham Village Heritage Conservation District	<ul style="list-style-type: none"> Selective repair and re-painting of historic wooden trims 	\$3,107.50

Staff Comments

6890 14th Avenue

- The subject property is an individually designated heritage property, also protected by a heritage conservation easement, in commercial use as a day care facility located at the intersection of 14th Avenue and 9th Line;
- The applicant is applying for the grant retroactively, as the work on the windows was completed in 2018 after the awarding of grant money for the same year;
- The proposed work is eligible for funding up to a maximum of \$15,000.00 because the applicant has met all eligibility requirements of the program.

40-44 Main Street North

- The subject property is a Class A heritage property located in the Markham Village Heritage Conservation District;
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program;
- Staff recommends grant funding up to \$3,107.50 for the proposed work subject to the applicant obtaining a Heritage Permit;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports a matching grant of up to \$15,000.00 for the re-conditioning of the historic wooden windows and the installation of historically appropriate new wooden storm windows at 6890 14th Avenue;

THAT Heritage Markham supports a matching grant of up to \$3,107.50 for the selective repair and repainting of the historic wooden trims of 40-44 Main Street North subject to the applicant obtaining a Heritage Permit;

THAT Heritage Markham recommends that unallocated funds from the 2019 Designated Heritage Property Grant Program in the amount of \$3,107.50 be transferred to the 2019 Commercial Façade Improvement Program.

Summary of 2018 Commercial Façade Improvement Grant Requests

6890 14th Avenue

Status: Part IV Designated Building in Box Grove subject to Heritage Conservation Easement Agreement



Completed Work	Quote 1	Quote 2
Re-conditioning of historic wooden windows and installation of new historically appropriate wooden storm sash	David Wylie Restorations Ltd.	Innovative Building Systems Window Craft Industries Ltd.
Total Cost	\$49,799.10	\$65,838.43

Staff Comment: Staff supports funding up to the maximum of \$15,000.00 as the applicant has met all eligibility requirements of the program and the work has been inspected and found to be satisfactory.

40-44 Main Street North

Status: Class 'A' heritage building (Markham Village Heritage Conservation District).



Proposed Work	Quote 1	Quote 2
Selective repair and re-painting of the historic wooden trim	Pro Touch Painting	The Painters Group
Total Cost	\$6,215.00	\$6,508.80

Staff Comment: the proposed work is eligible for up to \$3,107.50 worth of grant funding subject to the applicant obtaining a Heritage Permit for the proposed work.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: April 10, 2019

SUBJECT: SITE PLAN CONTROL APPLICATION SPC 19 115724
Proposed Detached 2-Car Garage
30 Colborne Street
Thornhill Heritage Conservation District

Property/Building Description:

- John Ramsden House, c.1852, Georgian architectural tradition. A one and a half storey frame dwelling.

Use:

- Vacant residence with construction underway.

Heritage Status:

- A Class A heritage building in the Thornhill Heritage Conservation District.

Application/Proposal:

- The Site Plan Control Application is to permit the construction of a 42m² (450 ft²) two-car garage in the side yard of the existing dwelling.
- The proposed garage complies with the By-law in terms of setbacks, gross floor area and height. The design is similar to the old garage on the property.
- No trees are proposed to be removed as part of the proposed construction.
- The driveway is proposed to have permeable paving.
- The proposed site plan and garage elevations are attached.

Background:

- When the Site Plan Control application for an addition to the existing heritage house, including a detached garage, was in detailed review by City staff in the fall of 2017, the Zoning Examiner identified that a variance would be required to permit the proposed detached garage in the side yard.

- For the purpose of expediency of approval of the Site Plan Control application for the dwelling, the applicant decided to remove the garage from the site plan and apply for the required variance at a later date.
- Construction work on the residential addition is currently underway and the applicant is now ready to apply for the necessary approvals to add the garage back into the project.
- The applicant applied for a Minor Variance (A/142/16) to allow the construction of a detached garage in the side yard, which was approved by the Committee of Adjustment on June 27, 2018, with conditions (see attached conditions).

Staff Comment:

- Since the proposed garage and its location are in keeping with the original plans as they were prior to the removal of the garage to facilitate a faster site plan approval process for the dwelling, staff does not have any issues with its design or placement on the property as it has already been reviewed and commented on.
- The applicant has addressed the condition of approval for the Minor Variance with respect to permeable paving of the driveway.
- The applicant has submitted a 2017 Arborist Report. It is anticipated that Urban Design staff may ask for a revised report given some issues that have occurred to mature vegetation during the construction of the dwelling.

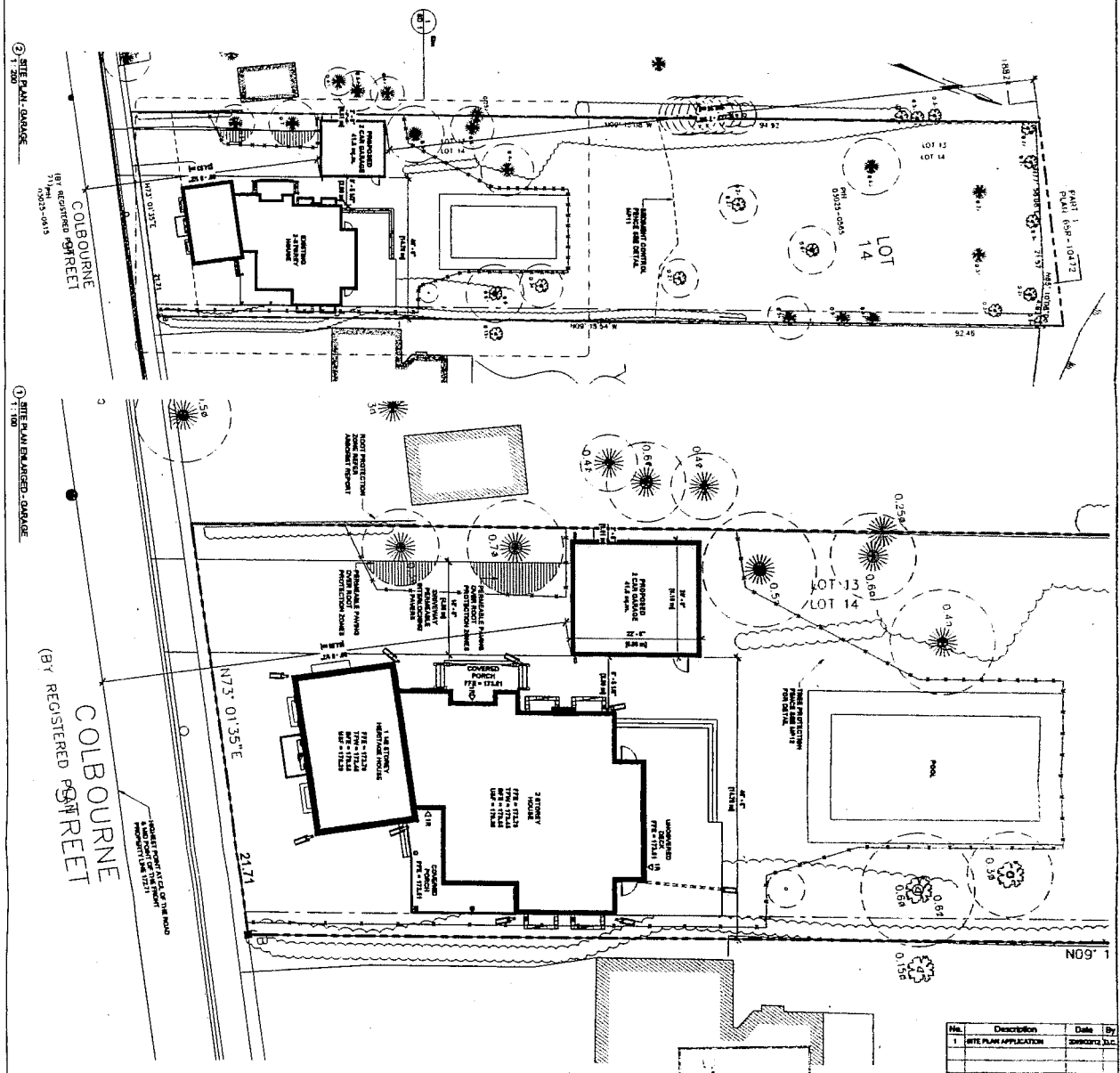
Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the Site Plan Control application for the construction of a detached, 2-car garage subject to the applicant satisfying the Urban Design staff with respect to tree preservation and tree protection matters and entering into a Site Plan Agreement containing the usual conditions regarding colours, materials, etc.

File Path:

Q:\Development\Heritage\PROPERTY\COLORBORNE\30\HM April 10 2019.doc

Item	Description	Quantity	Unit	Value
1	Professional Fees			
2	Architectural Fees			
3	Engineering Fees			
4	Surveying Fees			
5	Other Professional Fees			
6	Construction Fees			
7	Material Fees			
8	Other Fees			
9	Contingency			
10	Subtotal			
11	Tax			
12	Total			



No.	Description	Date	By
1	SITE PLAN APPLICATION		SHIBRAMI HEIDARI

4/12/2019 12:41:41 PM U:\188arv\1827-38 Colbourne North & AURCAD\1827-30 Colbourne - SPA - DC_Garage\attached\ SITE PLAN_SPA1.DWG

SHIBRAMI HEIDARI

SECOND STOREY ADDITION TO HEIDARI RESIDENCE
38 COLBOURNE STREET, THORNHILL, ONTARIO CANADA

APR 01 2019

16027/05
SPR
GARAGE
Apr 01/19

SITE PLAN APPLICATION

SITE PLAN - GARAGE

SD 1

Firm Name: David Johnston Architect Ltd. 8 Maple Lane. Unionville, Ontario		Certificate of Practice Number: 3464 of the holder is the holder's BCDN.		The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.							
Name of Project: 30 COLBORNE STREET - DETACHED GARAGE ADDITION											
Location: 30 COLBORNE STREET THORNHILL, ONTARIO											
Item	Ontario's 2006 Building Code OBC Reference			Data Matrix Part 3 or 9							
				References are to Division B unless noted (A) for Division A or (C) for Division C.							
1	Project Description: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	<input type="checkbox"/> Part 11	<input type="checkbox"/> Part 3	<input checked="" type="checkbox"/> Part 9 1.1.2. (A) & 9.10.1.3.							
2	Major Occupancy: GROUP 'C'										
3	Building Area (m²): Existing: 0.00 New: 42 Total: 42			1.4.1.3. (A)							
4	Gross Area (m²): Existing: 0.00 New: 42 Total: 42			1.4.1.3. (A)							
5	Number of Storeys: Above grade: 1 Below grade: 0			1.4.1.2(A) & 9.10.4							
6	Number of Streets/Fire Fighter Access: 1 (ONE)			9.10.20.							
7	Building Classification: GROUP 'C' 9.10.2.1.			9.10.2.							
8	Sprinkler System Proposed <input type="checkbox"/> entire building <input type="checkbox"/> selected compartments <input type="checkbox"/> selected floor areas <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input checked="" type="checkbox"/> not required			9.10.8.2.							
9	Standpipe required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			N/A							
10	Fire Alarm required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			9.10.18.							
11	Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			N/A							
12	High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			N/A							
13	Construction Restrictions <input type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible <input checked="" type="checkbox"/> Both required Actual Construction <input checked="" type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both			9.10.6.							
14	Mezzanine(s) Area (m²)			9.10.4.1.							
15	Occupant load based on <input type="checkbox"/> m ² /person <input checked="" type="checkbox"/> design of building Basement: Occupancy N/A Load NO CHANGE persons 1 st Floor: Occupancy C Load NO CHANGE persons 2 nd Floor: Occupancy C Load NO CHANGE persons 3 rd Floor: Occupancy N/A Load NO CHANGE persons (Additional floor areas continued below)			9.9.1.3.							
16	Barrier-free Design <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No: Building Design not suitable			9.5.2.							
17	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			9.10.1.3.(4)							
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hour(s))		Listed Design No. or Description (SG-2)							
		Floor:									
		Roof:									
		Mezzanine:									
		FRR of Supporting Members		Listed Design No. Or Description (SG-2)							
		Floor:									
		Roof:									
Mezzanine:											
19	Spatial Separation - Construction of Exterior Walls 3.2.3. 9.10.14.										
	Wall	Area of EBF (m ²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb Const	Comb. Constr. Nonc. Cladding	Non-comb. Constr.
	North	20.48	68.16		100 %	25 %			X		
	South	20.48	24.53		100 %	54 %			X		
	East	15.73	14.78		100 %	16 %			X		
	West	15.73	0.61		0 %	0 %			X		
(Additional wall areas continued below)											
20	Other - Describe										
15	(Occupant Load - Continued)										
	Floor Occupancy _____					Load _____ persons					
	Floor Occupancy _____					Load _____ persons					

20A. In a violation of Federal and International Law. The information contained on this document is the intellectual property of David Johnston Ltd. and all rights therein are reserved.

• ENLARGEMENTS OF PLANS •

49

49

No.	Description	Date	By
1	SITE PLAN APPLICATION		JH/RECEIVED

16027/09
 8700
 GARAGE
 10/07/19

RECEIVED
 APR 01 2019
 DEVELOPMENT SERVICES
 CITY OF MARKHAM

City of Markham
**SECOND STOREY
 ADDITION TO
 HEIDARI
 RESIDENCE**
 30 COLBOURNE STREET, THORNHILL
 ONTARIO CANADA

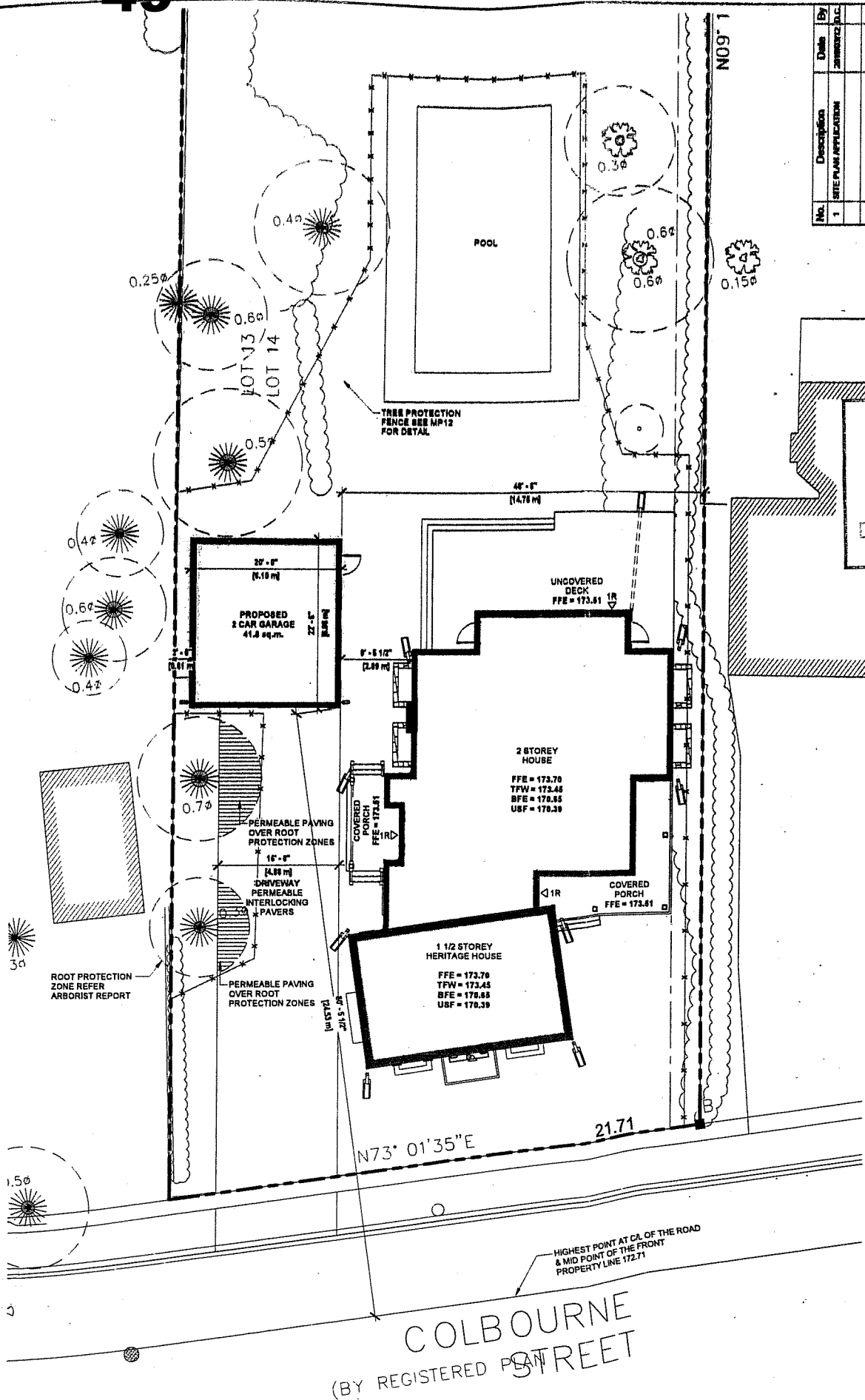
SHAHRAM HEIDARI



DAVID JOHNSTON ARCHITECT
 No. 8 Maple Lane
 Unionville, Ontario
 L3R 1R2
 Phone: (905) 478-8992
 Fax: (905) 478-8985

SITE PLAN APPLICATION

CONTRACTOR SHALL CHECK DIMENSIONS	
Drawn by	KL, YS, DC
Date	2018-07-12
Scale	As Indicated
Project Number	16027
DRAWING NAME	SITE PLAN - GARAGE
SHEET NUMBER	SD 1



COLBOURNE STREET
 (BY REGISTERED PLANNING)

U:\118serv\16027 - 30 Colborne - BPA - DC_Garage(detailed) SITE PLAN_SPA.rvt 4/12/2019 12:13:41 PM

No.	Description	Date	By
1	SITE PLAN APPLICATION	2/28/2012	J.C.

YEAR SHINGLES
ON HOUSE

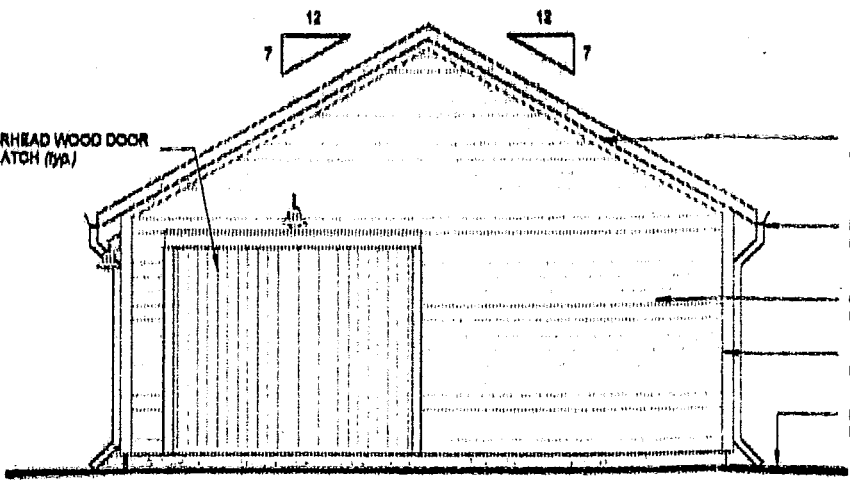
METAL COVE
& DOWNSPOUTS (typ.)

WOOD COVE SIDING
WEATHERED BROWN/GREY (typ.)

CH (typ.)

CM

PL



8'-0" x 7'-0" OVERHEAD WOOD DOOR
PAINTED TO MATCH (typ.)

1X4 WOOD TRIM
PAINTED TO MATCH (typ.)

PREFINISHED METAL COVE
EAVES TROUGH & DOWNSPOUTS (typ.)

6in. HORIZONTAL WOOD COVE SIDING
PAINTED WEATHERED BROWN/GREY (typ.)

1X4 WOOD TRIM
PAINTED TO MATCH (typ.)

SLOPE AWAY FROM
BLDG. 2% MIN. (typ.)

④ NORTH ELEVATION
1/4" = 1'-0"

NUM CLAD
S (typ.)

YEAR SHINGLES
ON HOUSE

METAL COVE
& DOWNSPOUTS (typ.)

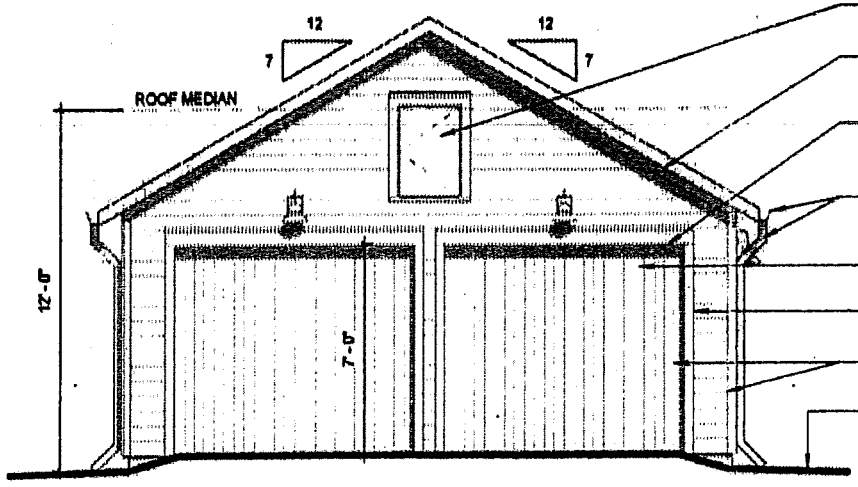
DOOR
CH (typ.)

WOOD COVE SIDING
WEATHERED BROWN/GREY (typ.)

CH (typ.)

CM

PL



2'-0" x 3'-0" WOOD DOOR
PAINTED TO MATCH (typ.)

1X4 WOOD TRIM
PAINTED TO MATCH (typ.)

1X6 WOOD TRIM PAINTED
TO MATCH SIDING (typ.)

PREFINISHED METAL COVE
EAVES TROUGH & DOWNSPOUTS (typ.)

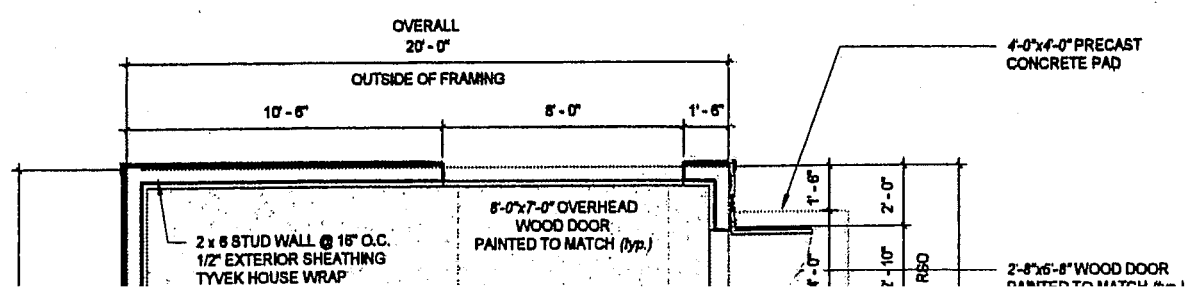
8'-0" x 7'-0" OVERHEAD WOOD DOOR
PAINTED TO MATCH (typ.)

6in. HORIZONTAL WOOD COVE SIDING
PAINTED WEATHERED BROWN/GREY (typ.)

1X4 WOOD TRIM
PAINTED TO MATCH (typ.)

SLOPE AWAY FROM
BLDG. 2% MIN. (typ.)

② SOUTH ELEVATION
1/4" = 1'-0"



OVERALL
20'-0"

OUTSIDE OF FRAMING

10'-6" 5'-0" 1'-6"

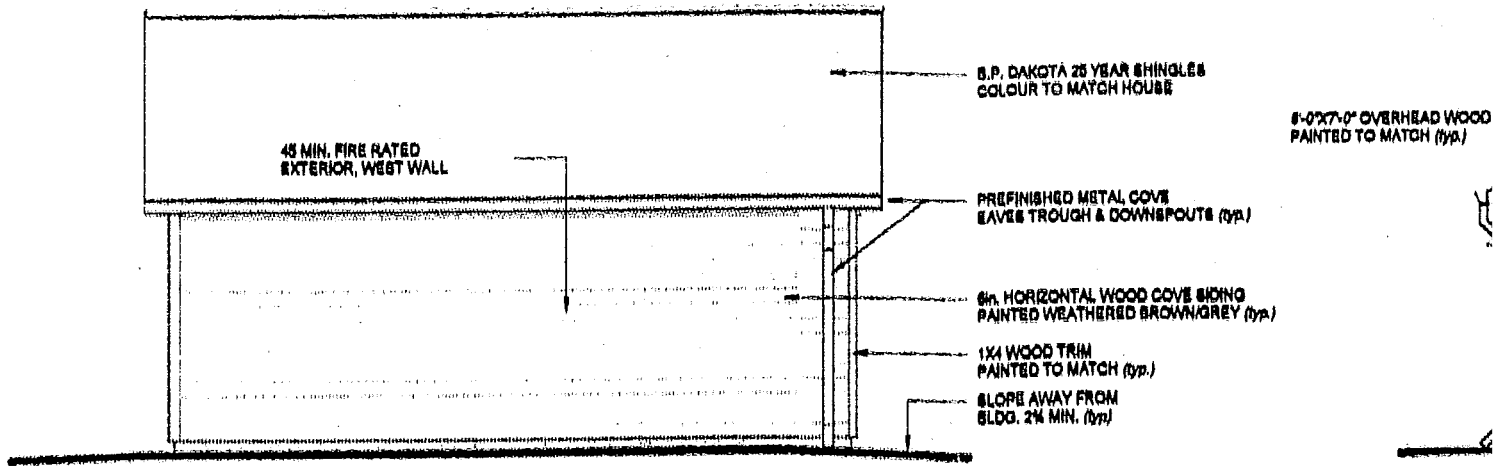
4'-0" x 4'-0" PRECAST
CONCRETE PAD

2 x 8 STUD WALL @ 15" O.C.
1/2" EXTERIOR SHEATHING
TYVEK HOUSE WRAP

8'-0" x 7'-0" OVERHEAD
WOOD DOOR
PAINTED TO MATCH (typ.)

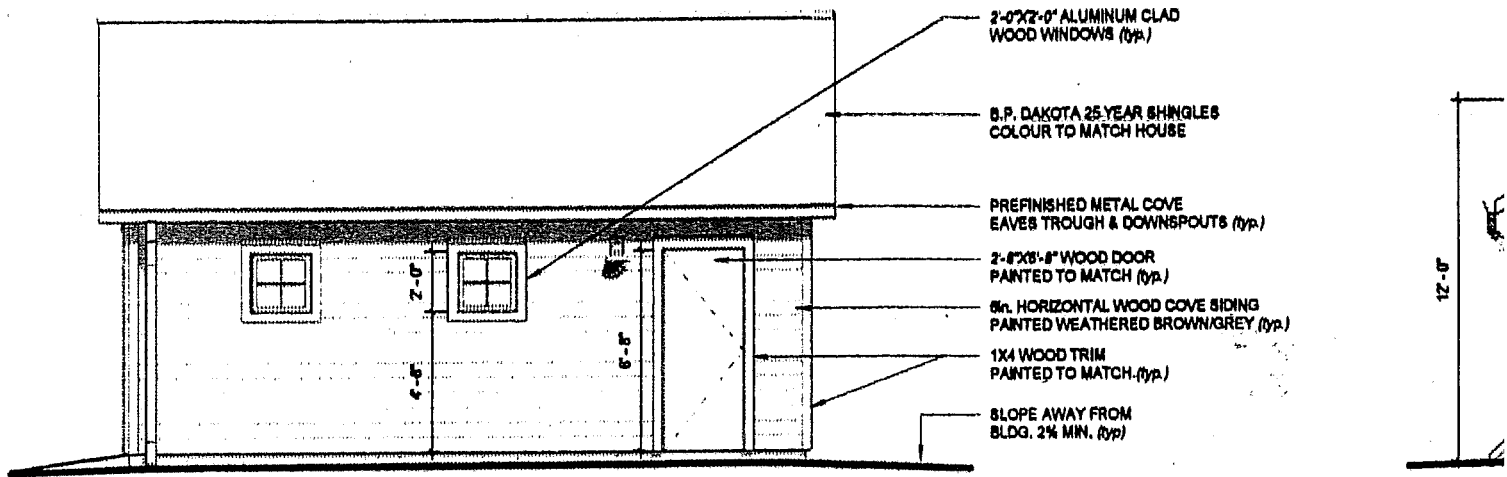
2'-5" x 8" WOOD DOOR
PAINTED TO MATCH (typ.)

1'-6" 2'-0" 2'-10" RFD



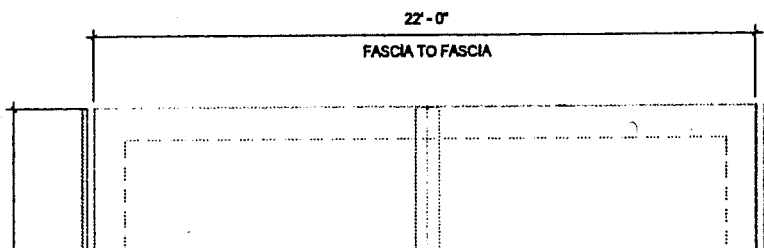
⑥ WEST ELEVATION
 1/4" = 1'-0"

④ NOR
 1/4"



③ EAST ELEVATION
 1/4" = 1'-0"

② SOU
 1/4"





Committee of Adjustment Resolution

File Number: A/142/16
Hearing Date: Wednesday, June 27, 2018
Owner(s): SHAHRAM HEIDARI LADISLAVA STAHLOVA
Agent: David Johnston Architect Ltd. (David Johnston)
Property Address: 30 Colbourne Street Thornhill
Legal Description: PLAN 71 E PT LOT 13 W PT LOT 14
Zoning: By-law 2237, as amended, R3
Official Plan: Urban Residential
Ward: 1

Last Date of Appeal: Tuesday, July 17, 2018

Moved by Tom Gutfreund [Signature]

Seconded by Jeannie Reingold [Signature]

- Arun Prasad [checked]
Gary Muller [checked]
Jeannie Reingold [checked]
Tom Gutfreund [checked]
Gregory Knight [checked]

THAT Application No. A/142/16, submitted by SHAHRAM HEIDARI LADISLAVA STAHLOVA owner(s) of 30 Colbourne Street Thornhill, PLAN 71 E PT LOT 13 W PT LOT 14, requesting relief from the requirements of By-law No. 2237, as amended, to permit the following:

a) Section 4.4.1: a portion of a detached garage to be located in the side yard (west), whereas the By-law requires that all accessory buildings which are not part of the main building be erected in the rear yard; as it relates to a proposed detached garage. These variance requests be approved for the following reasons:

- (a) In the opinion of the Committee, the general intent and purpose of the By-law will be maintained;
(b) In the opinion of the Committee, the general intent and purpose of the Official Plan will be maintained;

- (c) In the opinion of the Committee, the granting of the variance is desirable for the appropriate development of the lot;
- (d) In the opinion of the Committee, the requested variance is minor in nature.

Subject to the following conditions:

1. The variance applies only to the proposed development as long as it remains;
2. That the variance for an accessory building in the side yard applies only to the subject development, in substantial conformity with the plans attached as 'Appendix B' to this Staff Report, to the satisfaction of the Director of Planning and Urban Design or designate;
3. That the applicant use surfacing for the driveway that will have a lower impact on the tree roots, such as retaining the existing gravel surface, or using Geocells;
4. That the applicant retain a certified arborist during excavation for the garage to prune roots as needed and to provide documentation that roots have been pruned and existing trees have not been destabilized as a result of excavation;
5. That the applicant receive site plan endorsement for the proposed development, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design or designate;

Any and all written submissions relating to this Application that were made to the Committee of Adjustment before its Decision, and any and all oral submissions related to this Application that were made at a public meeting, held under the Planning Act, have been taken into consideration by the Committee of Adjustment in its Decision on this matter.

Resolution Carried

SPECIAL NOTE TO OWNERS AND AGENTS: It is the responsibility of the owner and/or agent to ensure that all conditions of approval are met through the respective departments noted therein. Failure to do so may result in additional approvals being required.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: April 10, 2019

SUBJECT: SITE PLAN CONTROL APPLICATION SPC 19 114402
Proposed Addition to a Heritage Dwelling
33 Eureka 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 Site Plan Control Application has been submitted for a proposed addition to the existing heritage dwelling at 33 Eureka Street.
- The proposed addition will create a two storey dwelling with an attached two-car garage with a gross floor area of 347.9 square metres (3,745 square feet). Proposed lot coverage is 38.27%.
- The heritage building will remain in its existing orientation but will be moved back a small distance from the north and west property lines and placed upon a new foundation.
- The proposed site plan and elevations are attached.
- This application is associated with Minor Variance Application A/18/19, approved by the Committee of Adjustment on March 27, 2019 (Final and Binding Date: April 16, 2019).
- No variances were requested for development standards; however, a variance was required for the expansion of a legal non-conforming use since the property is zoned for office use.

Background:

- The approved Minor Variance application is similar to those required on a number of other residential properties on Station Lane, each of which required a variance to allow additions to be made to existing dwellings. There are no development standards relating to legal non-conforming residential uses on this property.
- 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 property was in residential use and therefore became legal non-conforming. The area has stayed predominantly residential in spite of the office zoning.
- Staff had no objection to the requested variance and Heritage Markham had no comment on the application at their March 13, 2019 meeting, since there were no heritage implications.
- In the absence of development standards, staff is assessing the proposal on the basis of how it relates to the heritage dwelling and its context.

Staff Comment:

- Staff looked at neighbouring examples of recent residential developments for comparison purposes, including the adjacent properties to the east and south of this corner property, and two projects opposite this property, at 12 and 14 Station Lane.

Address	Gross Floor Area	Lot Coverage
31 Eureka Street	3,794 ft ²	56%
12 Station Lane	3,446 ft ²	28.5%
14 Station Lane	4,126 ft ²	31.53%
15 Station Lane	3,475 ft ²	37.3%
Average	3,710 ft ²	38.33%
Proposed at 33 Eureka Street	3,745 ft ²	38.2%

- Looking at the above chart, the proposed development at 33 Eureka Street is in character with the emerging type of residential development in the immediate vicinity. In terms of GFA, it is a little over the average number for the new single detached building projects in the area.
- The addition has been designed to maintain the heritage dwelling as a prominent feature on the street corner. Its historic and distinctive “saltbox” form is preserved in this design.
- The attached garage will replace the existing attached garage in a similar location on the property.
- The massing of the addition is varied and places the higher portions at the rear of the heritage building.
- The heritage building currently has modern cladding. Vertical tongue and groove wood siding, typical of old Unionville, is proposed. However, if the historic cladding remains under the modern materials, it is recommended that it be restored if it is in good

condition, or replicated if replacement is required. The addition is proposed to have horizontal wood cladding.

- A number of historic 2/2 windows remain and staff recommend that they be retained and restored as required, and that modern windows added later be removed and replaced with replica windows that follow the design of the historic 2/2 windows.
- A full-width front veranda is proposed to be added to the heritage dwelling. Evidence of a veranda and its support posts may exist beneath existing modern claddings. Before the veranda design is finalized, the modern cladding should be removed to see what evidence remains of an historic veranda or porch.
- It is also recommended that a traditional 4-panelled door be used for the front door of the heritage dwelling, and that only one false chimney be added, and that chimney should be smaller in proportion to those shown on the elevation drawings so that it represents a stove, not a heavier fireplace chimney.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham generally supports the design of the proposed addition to the heritage dwelling at 33 Eureka Street from a heritage perspective, subject to the applicant working with staff to refine the following details relating to the treatment of the heritage dwelling:

- Modern cladding is to be removed from the heritage dwelling to determine the type and condition of the oldest cladding. If the oldest layer of cladding is in restorable condition it is to remain in place and be repaired as required;
- If the oldest layer of historic cladding on the heritage dwelling is not in restorable condition, as determined in consultation with Heritage Section staff, it is to be replicated with new material in the same design as the old material;
- If no historic material remains, vertical tongue and groove wood siding is acceptable for the heritage dwelling;
- Remaining historic 2/2 windows should be retained and restored as required, and modern windows added later should be removed and replaced with replica windows that follow the design of the historic 2/2 windows.
- Only one false chimney is to be added on the roof ridge of the heritage dwelling, at the east gable end, proportioned lightly to represent a stove chimney;
- Before the veranda design is finalized, the modern cladding should be removed to see what evidence remains of an historic veranda or porch and its supports, so that those details can be copied.

AND THAT the elevation drawings be revised to reflect the above-noted recommended changes;

AND THAT the applicant enter into a Site Plan Control Agreement that includes the usual conditions relating to colours, materials, etc.

File Path:

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Location Map and Station Lane View of Existing Dwelling



View of Existing Dwelling on Eureka Street

Proposed Addition

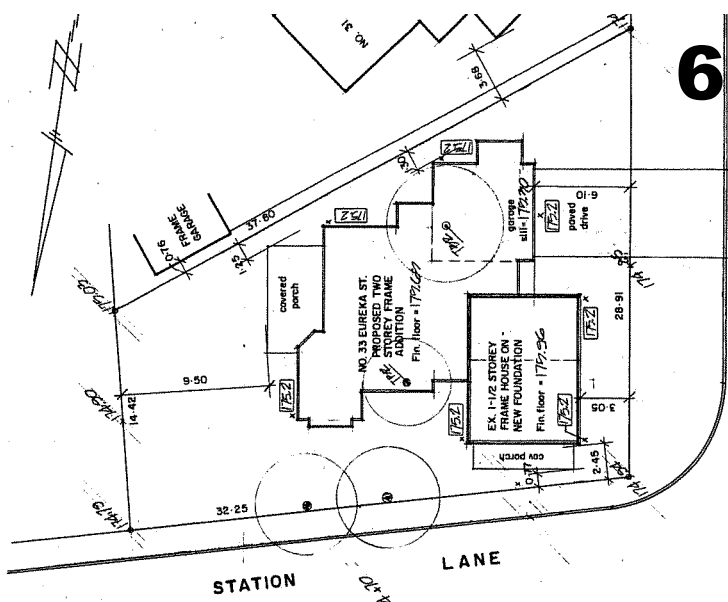
60

SITE PLAN

SCALE - 1"=50'
 SITE INFORMATION & DATA
 PROPERTY ZONING - (H1)D - HOLDING OFFICE
 BY LAW - (R2) - TZ AS AMENDED

AREA OF LOT - 719.0 M²
 AREA OF BUILDING - 479.0 M²
 LOT COVERAGE - 66.7%

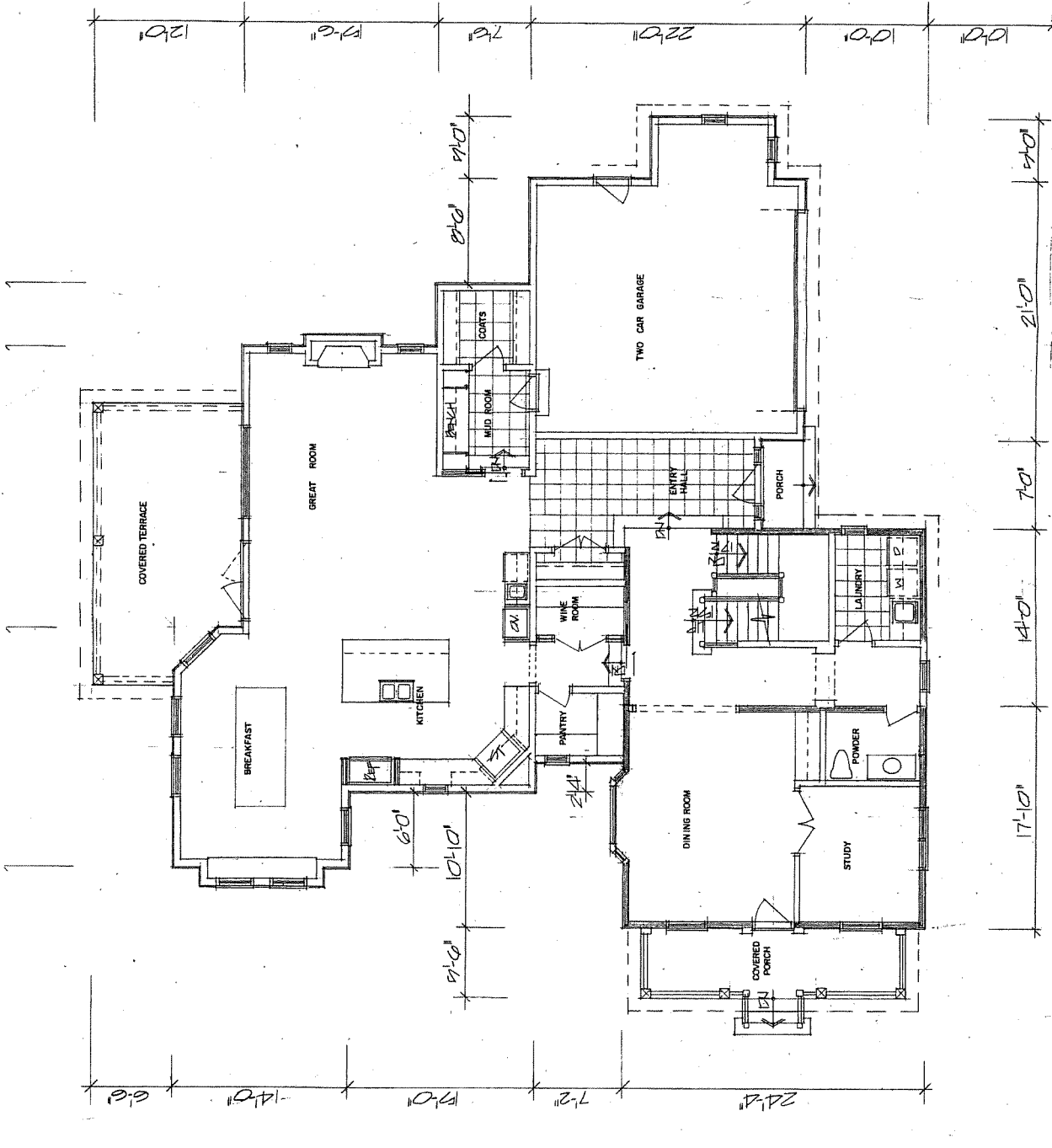
TRECA REG. FLOOD ELEV. - 175'-05" (max)
 FEB. 5, 2019



60

EUREKA STREET

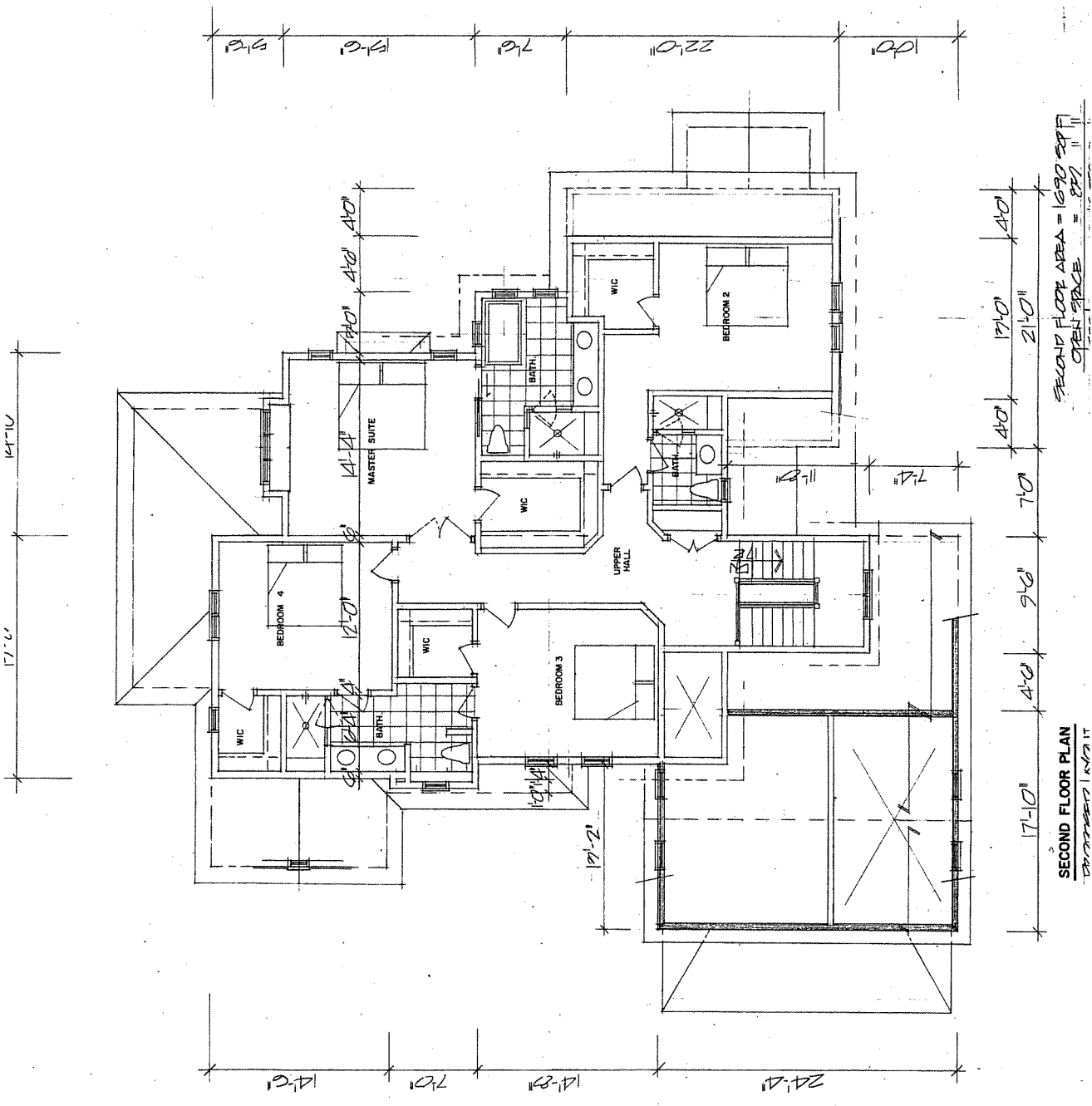
PROJECT:	PROPOSED RENOVATIONS
33 EUREKA ST. (UNIONVILLE)	
CITY OF MARKHAM	
THE GREGORY DESIGN GROUP	
50 MOUNTOSH DRIVE, SUITE 140	
MARKHAM, ONTARIO, L3R 9T3	
OFFICE (905) 478-4767	
DRAWN BY:	R. GREGORY
DATE:	2/12
SCALE:	1/4" = 1'-0"
PROJECT NO.:	2124
DRAWING NO.:	
GENERAL NOTES:	



GROUND FLOOR PLAN
 PROPOSED LAYOUT

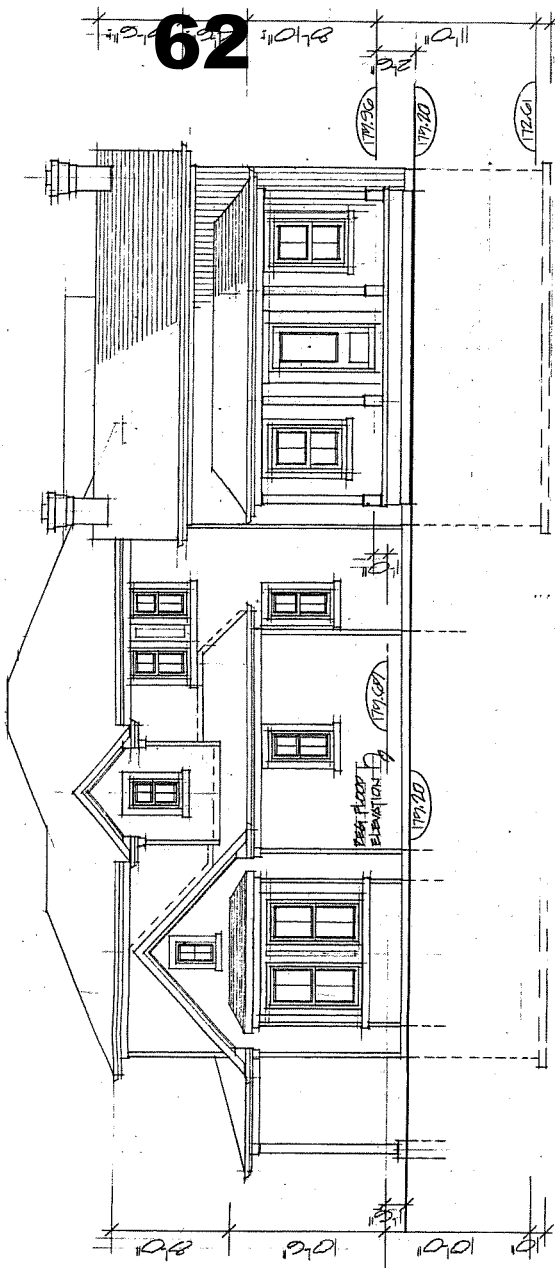
EXISTING FLOOR AREA = 779 SQFT
 PROPOSED ADDITION = 200 SQFT

PROJECT: PROPOSED RENOVATIONS 33 EUREKA ST. CITY OF MARKHAM		DRAWN: R. GREGORY DATE:	SCALE: 1/4" = 1'-0"
GENERAL NOTES: ALL WORK SHALL BE IN ACCORDANCE WITH THE MARKHAM BUILDING CODE AND ALL APPLICABLE REGULATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE MARKHAM ZONING BY-LAW. ALL WORK SHALL BE IN ACCORDANCE WITH THE MARKHAM DEVELOPMENTAL SERVICES ACT.		PROJECT NO.: 224	DATE: 2/24
THE GREGORY DESIGN GROUP 50 MCINTOSH DRIVE, SUITE 140 MARKHAM, ONTARIO, L3R 9T3 OFFICE (905) 479-4787		DATE: A. 2	



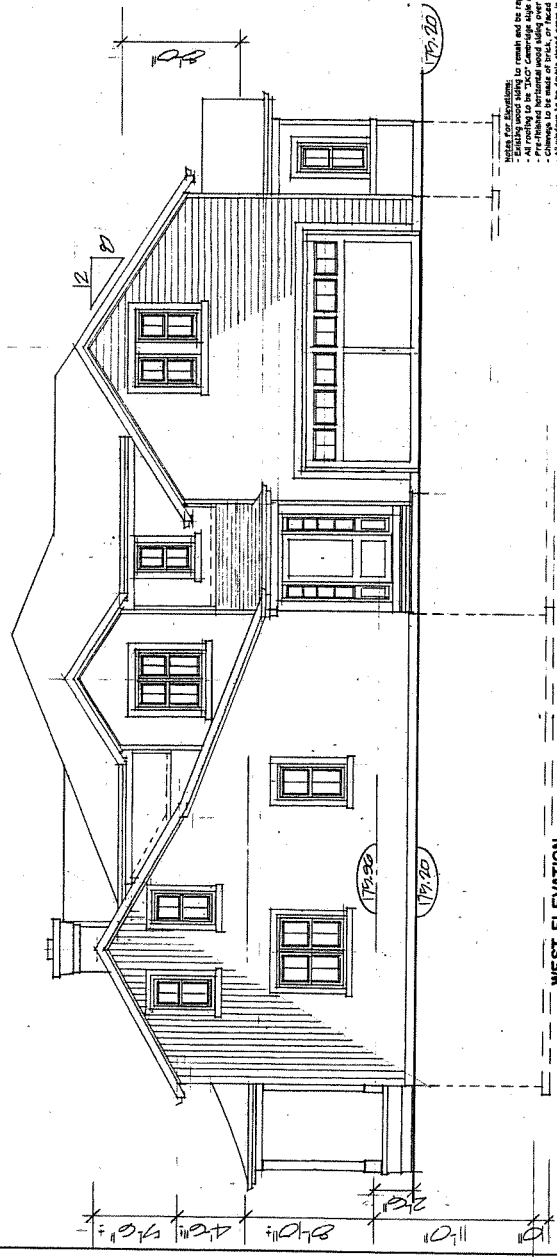
SECOND FLOOR AREA = 1690 SQ FT
 OPEN SPACE = 872 SQ FT

SECOND FLOOR PLAN
 DRAWN: R. GREGORY



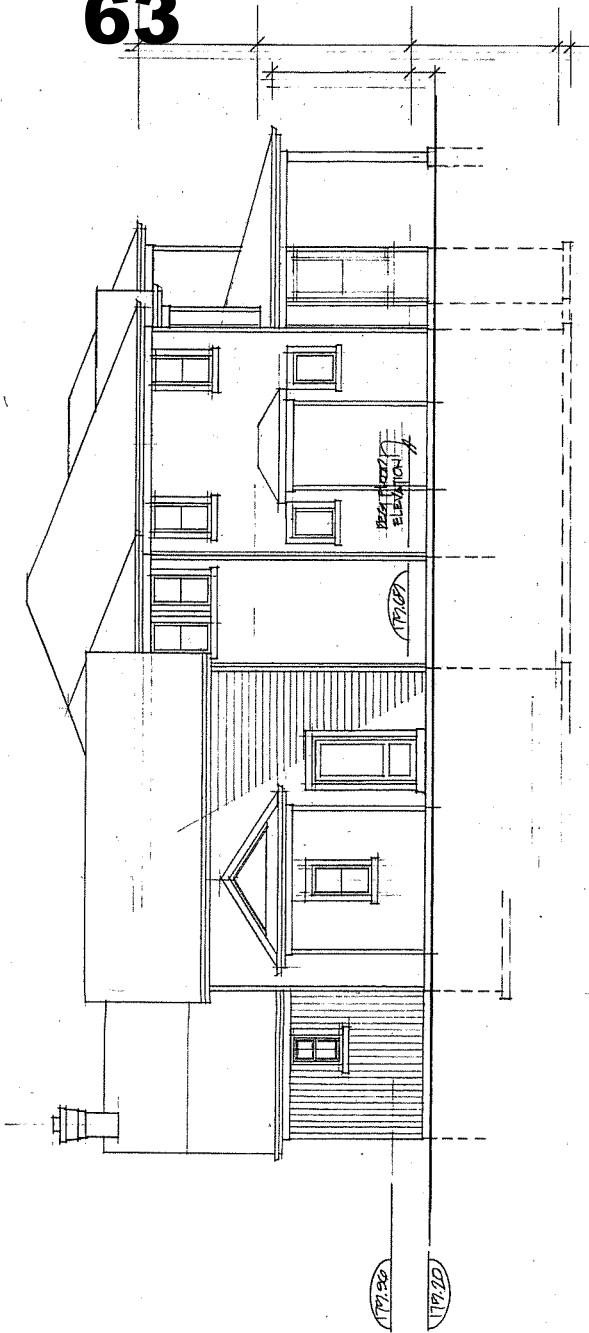
NORTH ELEVATION
PROPOSED

PROJECT: PROPOSED RENOVATIONS 33 EUREKA ST. (UNIONVILLE) CITY OF MARKHAM THE GREGORY DESIGN GROUP 50 MONTOSH DRIVE, SUITE 140 MARKHAM, ONTARIO, L3R 9T3 OFFICE (905) 479-4767	DRAWN: R. GREGORY DATE: 11/24/18 SCALE: 1/4" = 1'-0" PROJECT NO.: 2124 DRAWING NO.: 1 A. A.
GENERAL NOTES: 1. All work shall be in accordance with the City of Markham Building Code and the Ontario Building Code. 2. All materials shall be of good quality and shall be installed in accordance with the manufacturer's instructions. 3. All work shall be completed within the specified time frame. 4. All work shall be done in a professional and workmanlike manner. 5. All work shall be done in accordance with the applicable laws and regulations. 6. All work shall be done in accordance with the applicable standards and specifications. 7. All work shall be done in accordance with the applicable codes and standards. 8. All work shall be done in accordance with the applicable best practices. 9. All work shall be done in accordance with the applicable industry standards. 10. All work shall be done in accordance with the applicable local, provincial, and federal laws and regulations. 11. All work shall be done in accordance with the applicable safety protocols. 12. All work shall be done in accordance with the applicable environmental regulations. 13. All work shall be done in accordance with the applicable health and safety regulations. 14. All work shall be done in accordance with the applicable fire and safety regulations. 15. All work shall be done in accordance with the applicable accessibility regulations. 16. All work shall be done in accordance with the applicable energy efficiency regulations. 17. All work shall be done in accordance with the applicable sustainability regulations. 18. All work shall be done in accordance with the applicable social and community development regulations. 19. All work shall be done in accordance with the applicable economic development regulations. 20. All work shall be done in accordance with the applicable cultural and heritage regulations.	GENERAL NOTES: 1. Existing masonry shall be repaired or replaced as required. (Colour to be determined). 2. All roofing to be "Two Cambridge slope" shingles. (Colour to be determined). 3. All window and door frames to be replaced with new frames. (Colour to be determined). 4. Changes to be made of brick, or local solid brick, such that match the existing brick of the house. 5. Existing second floor, soffits and eaves to remain and be repaired where required. 6. Heavy gauge aluminum fascia, soffits, gutters, and downspouts to match existing.

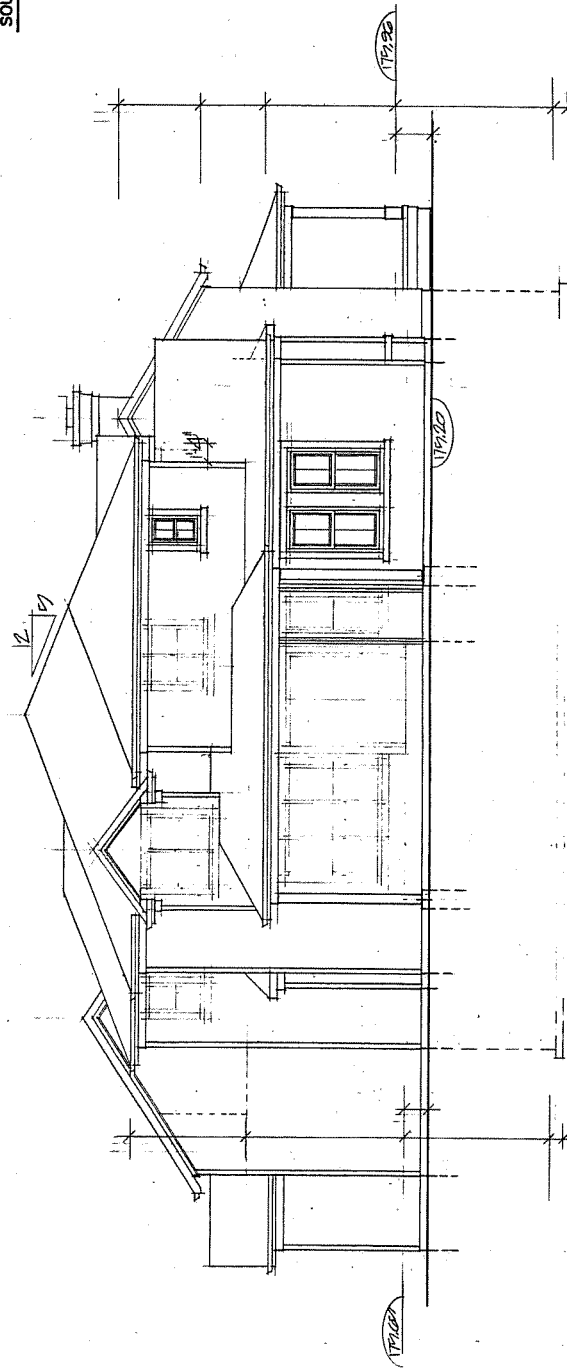


WEST ELEVATION

- EXISTING CONDITIONS:**
- Existing masonry shall be repaired or replaced as required. (Colour to be determined).
 - All roofing to be "Two Cambridge slope" shingles. (Colour to be determined).
 - All window and door frames to be replaced with new frames. (Colour to be determined).
 - Changes to be made of brick, or local solid brick, such that match the existing brick of the house.
 - Existing second floor, soffits and eaves to remain and be repaired where required.
 - Heavy gauge aluminum fascia, soffits, gutters, and downspouts to match existing.



SOUTH ELEVATION



EAST ELEVATION

PROJECT: PROPOSED RENOVATIONS	DRAWN: R. GREGORY	SCALE: 1/4" = 1'-0"	PROJECT NO.:
	DATE:	DATE:	DRAWING NO.:
GENERAL NOTES: 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA AND ALL APPLICABLE BY-LAWS. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. 3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED. 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. 6. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.			
THE GREGORY DESIGN GROUP 50 MCINTOSH DRIVE, SUITE 140 MARKHAM, ONTARIO, L3R 9T3 OFFICE (905) 479-4787			



TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner
Regan Hutcheson, Manager-Heritage Planning

DATE: April 10, 2019

SUBJECT: Site Plan Control, Draft Plan of Subdivision, Official Plan and Zoning
Amendment Applications
Proposed Townhouse Development
73 Main Street South, Markham Village
SC/SU 17 157341 and OP/ZA 15 108135

Use: Vacant Residential Property

Heritage Status: Designated under Part V of the Ontario Heritage Act

Application/Proposal

- The applicant has recently submitted a revised development proposal for the subject property proposing to construct a semi-detached dwelling fronting Mill Street, and 17 townhouses in the form of a rear lane condominium within the larger western portion of the site. The townhouse units are three storeys in height when viewed from the internal condominium road as they provide access to the garage/basement level, but only two storeys in height when viewed from Main Street South or the eastern portion of Mill Street. The subject property was recently enlarged through the conveyance of lands from rear yards of three of the semi-detached dwelling units fronting Mill Street (See attached Site Plan and Block Elevations);

Background

- The subject property lot is bordered by Mill Street and valley lands to the north, two 1950's semi-detached homes that front the west side of Mill St. to the east, and some mid-20th century, one storey houses, and the backyards of houses that front the north side of Rouge Street to the south. The nearest heritage structure can be found to the east of the site across Mill Street;
- In addition to the submitted Site Plan and Draft Plan of Subdivision applications, the applicant has assumed the Official Plan and Zoning Amendment applications submitted in 2015 by the previous owner of the property;
- An earlier proposal having 14 dwelling units, with three storey units fronting Main Street South, was reviewed by the Architectural Review Sub-Committee on December 3, 2015,

(see the Notes from that meeting attached to this memo), but the Heritage Committee has not provided any public comment or recommendations since that time;

- A Community Information Meeting hosted by the Ward Councillor was also held regarding the proposed development on January 29th 2016 in the Markham Community Centre attended by approximately 30 residents of the area;
- Overall, the feedback provided by residents at this meeting was not in support of the proposed development and that:
 - The townhouses were too high, especially the three storey townhouses compared to the dwellings across Main Street and a maximum of two storeys was recommended;
 - The proposed density and townhouses did not comply with the Official Plan and Zoning By-law, single detached houses and possibly a semi-detached building facing Mill Street were recommended;
 - The design of the proposed townhouses were not complementary to existing single detached house forms of the neighbourhood;
 - Too many trees were proposed to be removed;
 - Mill Street is too narrow, turning onto Main Street South is difficult, and added cars and traffic congestion from development are not desirable;
 - The proposed site is not easily accessed by garbage and fire trucks;
 - The proposed site would require extensive regrading and retaining walls and no comments from the TRCA were available.
- After the Community Information Meeting the applicant's agent indicated that they would either continue to pursue approval of the proposal as designed, or they would revise the proposal in response to the feedback provided, but instead the property was sold to the current owner.
- The current owner/applicant appealed the Official Plan and Zoning By-law Amendment and the Draft Plan of Subdivision and Site Plan applications to the Ontario Municipal Board (OMB) in November 2018. The applicant has requested that a hearing date be held in abeyance in order to facilitate direct settlement discussions with the City's Planning Department.

In-Camera Advice to Markham Council

- Once an application has been appealed to a body such as the OMB, the decision of whether to approve or not rests with the OMB. There is no requirement for a statutory public meeting. Council is no longer the approval authority.
- Legal Services has confirmed that the applicant has informed the OMB not to schedule a hearing date as negotiations with the City are continuing. The purpose of these discussions is to determine if a concept can be achieved which staff could recommend support for in a confidential report to Council. If a compromise is reached and is supportable, staff would recommend it to Markham Council, and the City and applicant would jointly request that the OMB approve it. If staff cannot achieve an acceptable solution, it can recommend that Council oppose the appeal at the OMB or if Council does not support the recommended solution negotiated by staff, Council could direct Legal staff to attend the OMB hearing in opposition to the applications.
- Heritage Markham provided In-Camera comments on the previous development proposal by the current applicant in January 2018;

- In December 2018, the applicant submitted three severance applications on behalf of the owners of the existing semi-detached units on Mill Street proposing to sever approximately 80 ft. from the rear of 14, 16 and 20 Mill Street to be conveyed to the lands at 73 Main Street S.;
- Heritage Markham had no objection to the severances because they did not propose any development on the retained or conveyed lands, but reserved the right to comment on any revised development proposal for 73 Main Street resulting from the increase in developable land;

Staff Comment

- **Official Plan 2014**
 - Land Use Designation is **Low Rise Residential** (now in force)
 - **Building Types** in the “Heritage Centre- Markham Village Heritage Conservation District” are limited to **detached and semi-detached dwellings** and limits building heights to **two storey** (Area and Site Specific policies – Chapter 9)
 - Elsewhere in Markham, the **Low Rise Residential** designation provides for the following building types- detached, semi-detached, townhouse, small multi-plex building (3-6 units) all with direct frontage on a public street. A zoning by-law amendment is required to permit any of the above without direct frontage on a public street at appropriate locations, where the development block has frontage on an arterial road or major collector road. Provision for **building height** up to a maximum of **three storeys** or as otherwise specified in a heritage conservation district plan.
 - The amendment would be to permit townhouses and to permit them at 3 storeys instead of 2 storeys.
- **Official Plan 1987, as revised**
 - Land Use designation was Urban Residential
 - The requested OP amendment is to permit townhouse development and increase the net site density allowed on the property from a Low Density 1 category to a Medium Density 1 category. The density of the current proposal is 41 units/hectare whereas the maximum density allowed in the Medium Density 1 category is 35 units/hectare.
- **Zoning By-law**
 - Current zoning is **Residential**, permitting only **single detached dwellings**
 - The requested zoning amendment is to permit townhouses with site-specific development standards
- **Changes between 2015 and 2019 submissions**
 - The applicant has responded to some of the feedback provided at the Community Information and by Heritage Markham by reducing the heights of the proposed townhouses by one storey, from three to two along Main Street South and by proposing a semi-detached building on Mill Street rather than three townhouses;
 - The applicant has also created a secondary one way vehicular access to eastern portion of Mill Street to aid firefighting and waste management vehicles;

- The acquisition of property from the rear lots of the semi-detached dwellings on Mill Street has also eliminated the need for some of the retaining walls required in the earlier proposals.
- **A Statutory Public Meeting will be Scheduled for the Spring of 2019**
 - In response to the recent re-circulation of drawings representing the latest development proposal, Planning Staff is preparing a preliminary report for the Development Services Committee and will schedule a Statutory Public Meeting for the spring of 2019. This will provide the public with the formal opportunity to review the latest design proposal, and provide their feedback to Council.
- **Appropriate Building Form**
 - Staff would prefer if the building form was detached or semi-detached dwelling units as this would be more reflective of the housing stock in the heritage conservation district, and more specifically in the Vinegar Hill area.
 - However, there are a number of townhouse dwellings both historic and modern within the heritage conservation district, including:
 - 40 Main St North (historic rowhouses- 3 units)
 - 15-21 Wilson Street (historic rowhouses – 4 units)
 - 15-37 Bullock Drive (new townhouses – 12 units – heritage character)
 - 23 Water Street (new townhouses – 8 units – heritage character)
 - 58-88 James Scott Road (new townhouses – 16 units – modern complementary)
 - Main And Beech Streets – 15 units – combination of townhouse and multi-plex units (attached to heritage dwellings)
 - Marmill Property (near train station) – 46 townhouses – (modern complementary)
 - Townhouses could be an acceptable building form for the site, given its unique and somewhat isolated condition, provided the units are designed in accordance with the policies and guidelines contained in the Markham Village Heritage Conservation District Plan for new buildings, and if they are designed to be compatible with surrounding heritage buildings in terms of height, form, massing and architectural style (this is reflected in section 4.5.3.7.iv in the Markham Official Plan- Heritage Policies where it indicates that new development/infill development will generally be consistent with the area’s heritage architecture and be guided by the applicable heritage conservation district plan and specific criteria listed) .
- **Design Issues**
 - The proposed facades of the townhouses have also been re-designed, but in the opinion of staff, the proposed windows, roof forms and materials do not comply with the guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan/ Markham Official Plan policies;
 - Staff recommends that the building facades be re-designed to have historically appropriate window styles, gabled roof forms and that the amount of stone used as an exterior cladding be significantly reduced to a foundation treatment only and that precast window surrounds be eliminated. The possible introduction of a more traditional veranda or porch feature should be pursued;

Suggested Recommendation for Heritage Markham

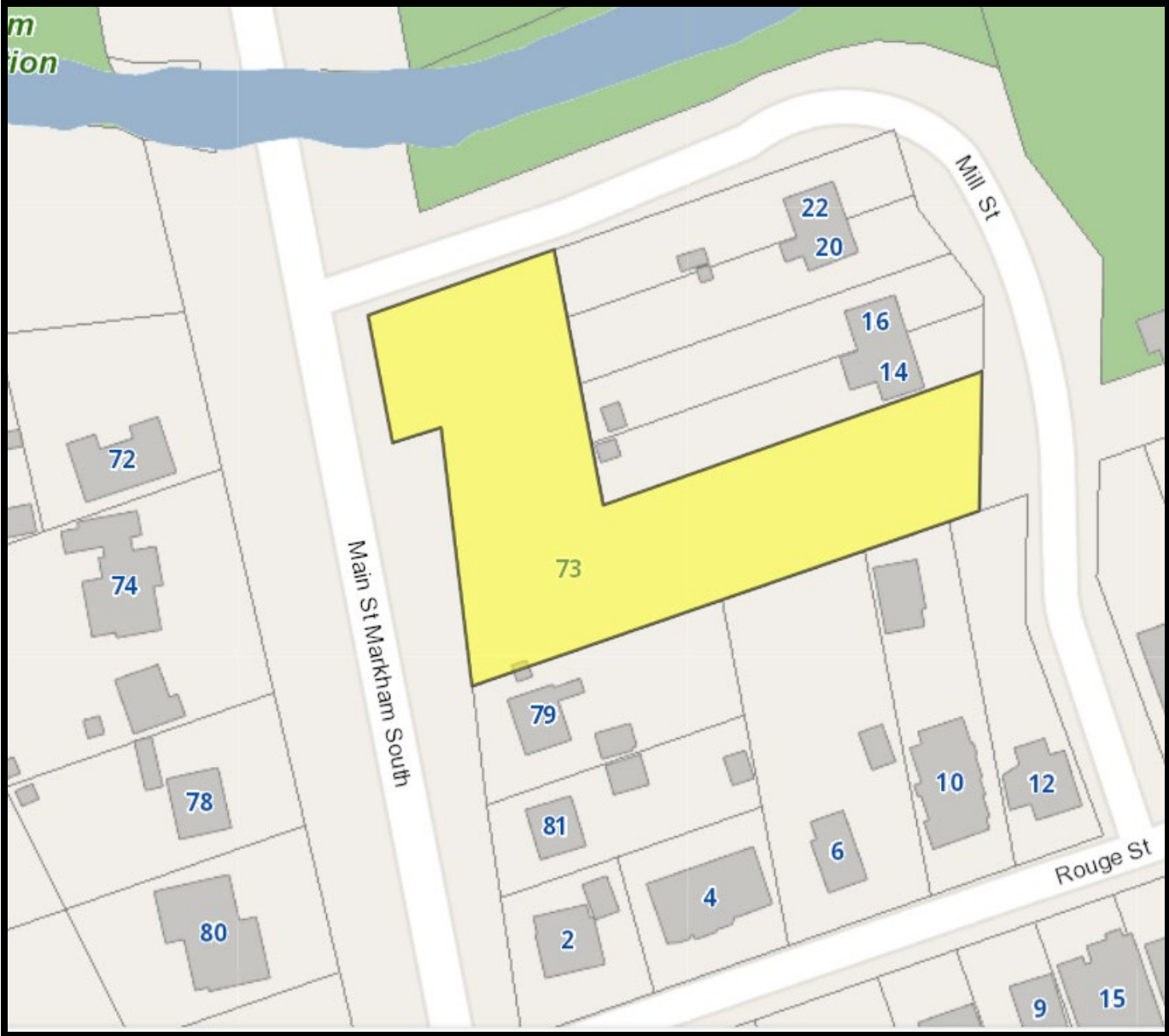
THAT Heritage Markham offers the following comments from a heritage perspective to City Staff and Markham Council regarding the redevelopment proposal at 73 Main Street South that has been appealed to the OMB:

- The preferred building type for new residential units is detached or semi-detached dwellings, two storeys in height which is more reflective of the building stock in the area, but the internal road townhouses could be supported at this specific/unique location subject to:
 - Modification to the massing/ footprint of the townhouses fronting onto Main Street South to better reflect the rhythm of existing individual units on the streetscape; and
 - The townhouses to be designed in accordance with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan and the policies of the Markham Official Plan- Heritage Policies for new construction (section 4.5.3.7.iv) specifically related to height, form, massing, scale and architectural features and materials;
- Heritage Markham supports the proposed semi-detached dwelling fronting Mill Street and recommends that its design be revised in accordance with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan and the policies of the Markham Official Plan- Heritage Policies for new construction (section 4.5.3.7.iv) specifically related to height, form, massing, scale and architectural features and materials; and
- The exterior design of all the proposed dwelling units be revised to:
 - introduce historically appropriate window styles;
 - eliminate the use of pre-cast stone or concrete window and door surrounds; and
 - reduce the use of stone as an exterior cladding to a foundation treatment only; and
 - reduce or minimize the number of exterior entry stairs leading to the entrance/porch on specific unit designs.

File: 73 Main Street South

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73 Main Street South, Markham Village



*Architectural Review Sub-Committee
of Heritage Markham*

MEETING NOTES
Thursday, December 3, 2015
Location- Ontario Room

Members Present:

David Nesbitt, Chair
Templar Tsang-Trinaistich, V. Chair
Graham Dewar
David Johnston
Karen Rea, Councillor

Staff:

Regan Hutcheson, Manager-Heritage
Planning
George Duncan, Senior Heritage Planner

Applicants:

Michael Manett, MPLAN Inc.
Mark Swicker, Architect, Architecture Unfolded

Guests:

Peter Ross

ITEM 1: **Project:** **Proposed Development of Vacant Site for Townhouses**
 Owner: **Estate of Michael Werniuk**
 Address: **73 Main Street South**
 District: **Markham Village**
 Application: **Official Plan and Zoning By-law Amendments**
 OP 15 108135 and ZA 15 108135

George Duncan introduced the applications for official plan amendment and zoning by-law amendment submitted in support of a proposal to develop the vacant property with three freehold townhouses fronting on Mill Street and 11 townhouses (8 fronting on Main St South) in the form of a rear lane condominium. The Mill Street units are proposed to be 4 storeys at the front due to topography and the other townhouse are proposed at 3 storeys.

An overview of the proposal was provided by Mike Manett and Mark Swicker explaining the site's two frontages, unique characteristics, grading issues and the need for intensification. Design precedents and potential materials were also reviewed. It was noted that the townhouses would be 15 and 18 ft in width and be on average 2200 sq ft in size, with four bedrooms. The condo units on the west side of the condo road have a one car garage (there may be a tandem garage option). Other units have space on a driveway for a second car.

George Duncan provided information on the current planning framework. Specifically, both the in-force and new Official Plan designate this land for low rise residential development. The new OP also has site specific policies limiting the building types to detached and semi-detached dwellings, and limits building heights to 2 storeys. George explained that the application for Official Plan Amendment would be to permit townhouses and increase the net site density from Low Density category to a Medium Density 1 category (maximum 35 units per hectare).

However, the current proposal at 42 units per hectare would exceed the maximum density permitted. The amendment would also have to address the height limitations. The current zoning by-law only permits single detached dwellings (60 ft frontage, 6600 sq ft lot area). The amendment to the zoning by-law would be to allow townhouses, allow greater height and provide site specific development criteria for the townhouses.

Regan Hutcheson provided an overview of applicable policies and guidelines from the Markham Village Heritage Conservation District Plan (Volumes 1 and 3) which are attached to these notes. In summary, the adopted Heritage District Plan requires new development to be compatible with the existing heritage character of the area and existing heritage resources (which are typically modest single detached dwellings, at a height of 1 ½-2 storeys). Key aspects to consider when judging the compatibility of new development are its massing, proportions, size and height. It was further noted that new buildings must be compatible and in-scale with heritage buildings in the surrounding area.

The Sub-Committee raised a number of issues for discussion as summarized below:

Building Form/ Condo Townhouses

- whether townhouses are appropriate in the immediate context of the older heritage neighbourhood with primarily single detached and a few semi-detached dwellings
- whether large townhouse blocks as proposed are a compatible form of development from massing and a heritage perspective in this specific area
- possibility of single detached dwellings facing Main St South (or possibly semi-detached), and serviced on a condo street to be more reflective of the existing character of the west side of Main Street

Mill Street Townhouses

- staff indicated that a semi-detached unit would be more appropriate in this context with a lower height. It was noted that a significant heritage resource was located across the street at 17 Mill Street
- also noted that a semi-detached unit would allow the garages to be recessed from the front elevation or possibly detached to the rear

Constrained Site

- noted that the site is exceptionally constrained and would work better as a development block including the other adjacent properties
- the consultants indicated that discussions to include these other properties have occurred over a number of years, but have not been successful

Height

- the issue of 3 and 4 storey heights versus traditional heights in the area of 1 ½ -2 storeys. Proposed heights appear out of context with neighbourhood character
- the impact of proposed heights given the existing grade/height of the land and the crown of the road in relation to the height of the development site

Trees

- the number of trees that could be retained;

- the number of trees impacted/lost on adjacent properties due to retaining walls and other development
- trees that exist on the public right-of-way on Main Street South, recently planted as part of the Main Street improvements

Grading

- the issue of how the site would work from a grading perspective due to steep slopes, particularly at access points to the site
- the location and height of proposed retaining walls;
- how the driveway would function and the amount of soil that would be removed;
- the implications of soil removal from a TRCA perspective

Road Access

- issues related to access to and from Mill Street given its deficient width
- the consultants noted that the owner would be providing a conveyance for widening on Mill Street along their north property boundary

Garbage

- the issue of garbage collection was raised given the proposed dead end condo road
- the consultants indicated private garbage pickup was planned using Molok containers to be located near the Mill Street entrance road.
- the question of whether private garbage pick in this form was permitted as per the most recent policy position of the City was raised- follow is needed.

Site Plan Application

- it was confirmed that a site plan application has not been submitted.
- members questioned how the final concept design could be tied to the approved OPA and Zoning amendments.

Community Meeting

- Councillor Rea indicated a desire to hold a community meeting with local residents (prior to a statutory public meeting) to obtain local input on the proposals.
- the consultant indicated that they would be pleased to attend such a meeting
- January 28, 2016 was suggested as a potential date, with the Markham Village Library as the suggested venue

The consultants were thanked for attending and providing information on the proposed concept. The Sub-Committee decided not to provide any specific comment on the OPA or Zoning amendment applications at this time, as the consultants indicated they were still in an exploratory stage and are open to discussing other options for the development of the property.

Architectural Review Sub-Committee Recommendation for Heritage Markham :

THAT Heritage Markham receive the notes from the Architectural Review Sub-Committee held on December 3, 2015 and that the applications return to the Heritage Markham Committee for further consideration early in 2016.

Notetakers

Regan Hutcheson and George Duncan

Q:\Development\Heritage\PROPERTY\MAINSTS\73\Subcommittee Notes.doc

Attachment to Architectural Review Sub-Committee Notes
Extracts from the Markham Village Heritage Conservation District Plan

Volume 1 – Defining the District

Page 10 – Goals and Objectives for the District Plan

“the goal of this plan is to conserve the historical ambience and heritage of the proposed district, while at the same time fostering change and growth necessary to enhance the quality of life for the people in the area.”

Objectives

“to foster and enhance the distinctive physical character of the three sub-districts...”

“to assist in guiding future development proposals such that their design is compatible with existing historical character landscape”

page 23

“Too often the ambience, the history and the character of an area- the reason why people like the place to begin with – is destroyed because of the number of people who then want to visit or live there...”

“The result of such a district designation is that change continues as in the past, but the guidelines ensure that the ambience and character of the area is retained and enhanced. This means that the district remains an aesthetically pleasing enjoyable and interesting place.”

Page 26- Vinegar Hill Residential Area

“Most of the newer houses are built on smaller lots and so provide a more human scale of development”

Volume 3 – Design Guidelines

page 4

“The Vinegar Hill sub-district, for example, is quite different from the other two areas, and relies primarily on the elements of the natural environment to express the heritage character”.

page 6 & 7 – General Urban Character- Vinegar Hill

“Vinegar Hill represents the oldest and most historic section of the Heritage conservation district”.

“The residential buildings of Vinegar Hill consist primarily of houses built in the period from 1940-1970. However, a handful of 19th Century historic homes and structures remain.”

“The historic house styles include Ontario Cottage, Ontario Vernacular and Farmhouse style. The more recent homes on Rouge Street and Princess Street blend relatively well as they have continued to match in terms of exterior finish, scale, colours or placement on the lot...Most of the heritage buildings are one or one and a half storey with pitched gable roofs, but there are also a couple of buildings with hipped roofs, possibly representing the earliest houses in the area.”

“Due to the small number of heritage buildings as such in the Vinegar Hill sub-district, more emphasis must be placed on the general urban character and historic ambience expressed through the natural environment, the open space of the Rouge Valley and the streetscape.”

“The challenge here will be the preservation of the streetscape and the maintenance of the human scale. Particular attention should be paid to the height, proportion and setback as well as the building forms to be allowed if and when re-building or redevelopment occurs.”

page 23 &24 – Building Policies

for new buildings proposed for the district, “the judgement on ‘compatibility’ and preservation of the overall heritage district ambience is made on the basis of massing, proportions and size.”

Using the Complementary by Approximation approach “requires an understanding of the overall architectural designs, the patterns, massing, urban form etc within a heritage district, particularly with reference to heritage properties in the surrounding area...”

“Any addition or new building must be compatible and in scale with the heritage buildings in the surrounding area. It must respect the significance of the existing historical buildings and thereby further strengthen the visual character of the Historic District”. Such a design must therefore be compatible in terms of scale, rhythm, massing, colours, materials and proportions with the original heritage buildings either abutting, if that is the case, or in the surrounding area”.

page 28 – New Buildings

“the roof shape should complement the dominant roof forms of adjacent buildings”

“windows should generally follow the proportions of heritage type buildings”

page 36 – Building and Site Design Guidelines – Residential Buildings

“Each situation must be assessed on an individual basis”

“Essentially any proposed modification must aim to enhance the heritage character of the district through the retention or strengthening of the existing proportions evident in the older buildings and spaces. Measures must attempt to respect the original older materials, colours, height, roof line, fenestration and scale of existing heritage buildings...”

page 37- Proportions/Height

“Perhaps the most important elements in establishing the character of a residential building are size and height. Usually in a neighbourhood, and particularly on an individual street, houses are similar in being either one or two storey, with similar proportion in terms of size. An area of small 1 – 1 ½ storey Ontario vernacular board and batten houses, for example, requires that any addition or infill be such that it does not dominate in terms of height or size, but reflects the existing character.”

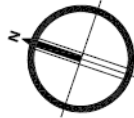
“Additions and new infill buildings should be designed to be compatible in terms of height, massing and proportions with those of adjacent heritage buildings”

“The size of the new structures should neither dominate the adjacent heritage structures, nor be diminutive in scale”.

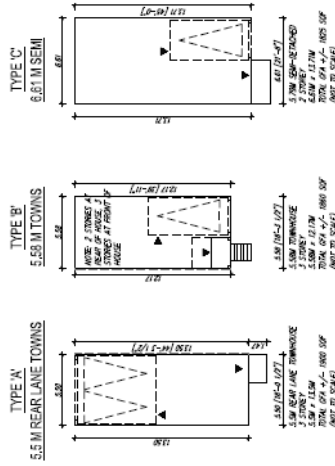
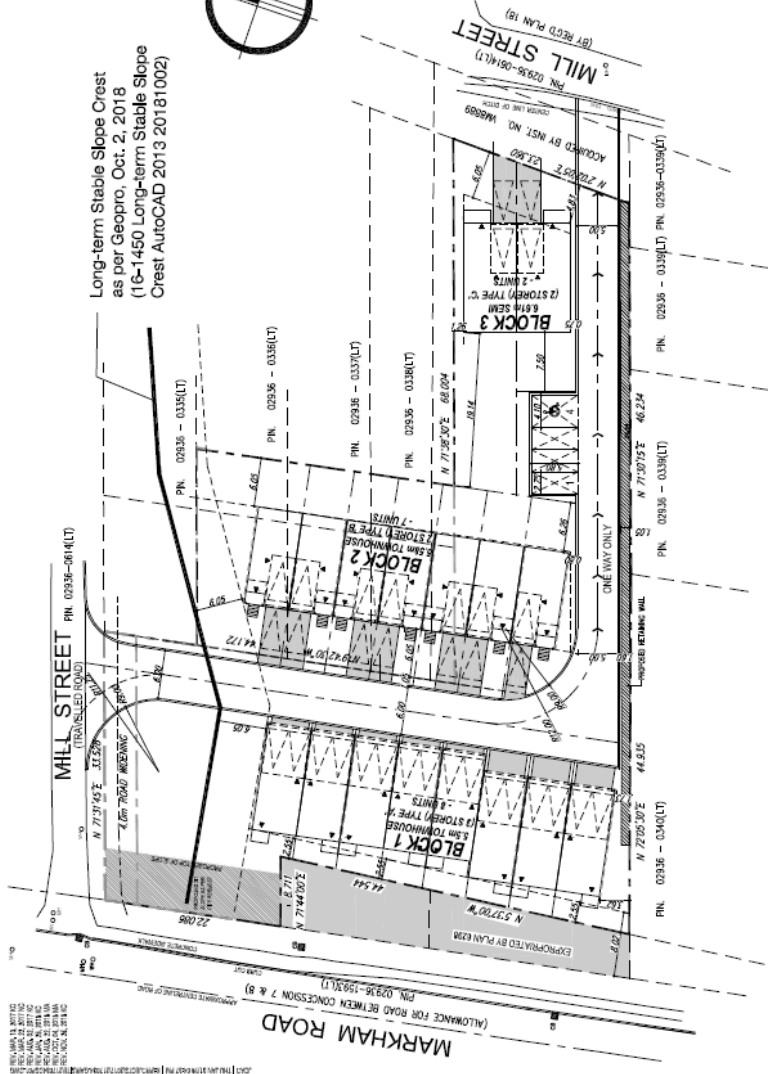
Current Proposal 73 Main Street S. - Site Plan

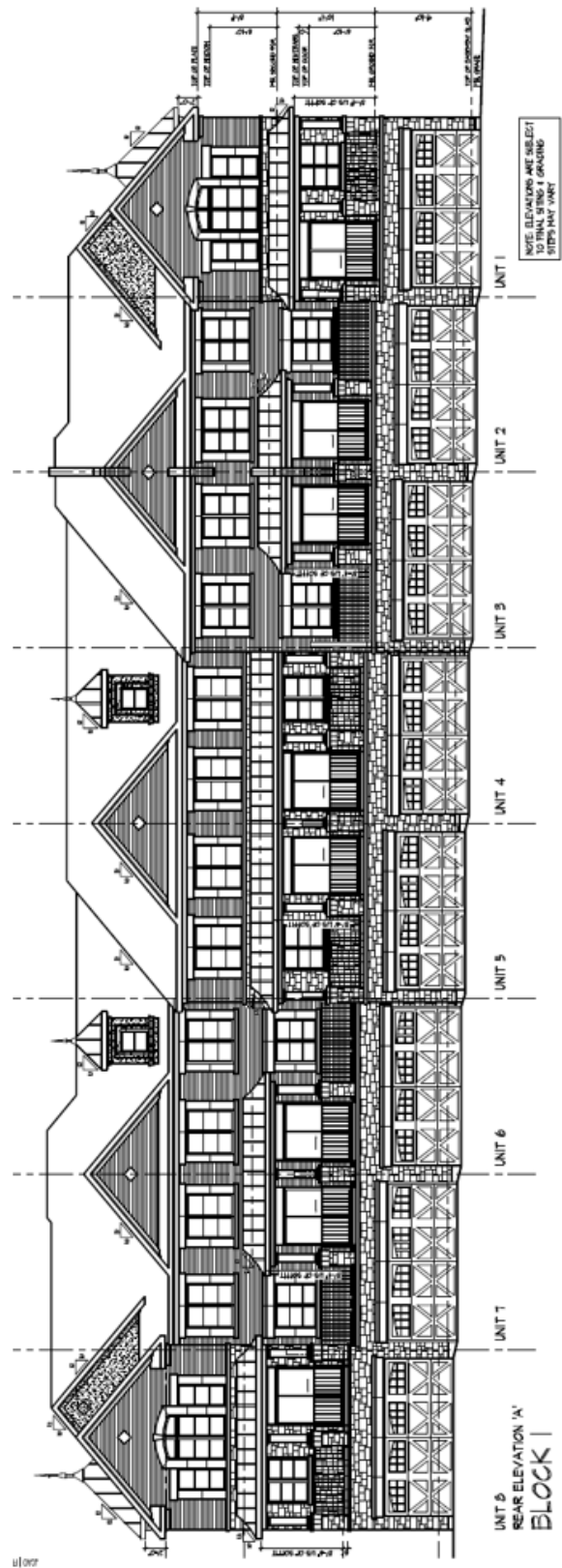
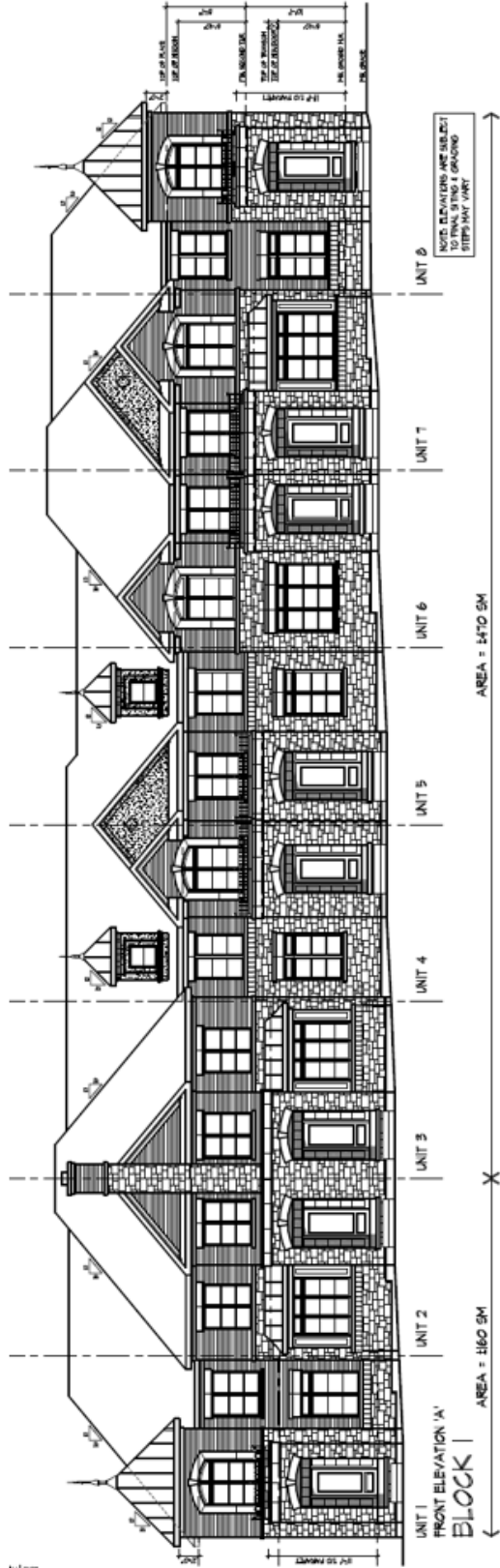
SITE PLAN

- 1. SITE AREA:
Total Area = 0.41 ha (1.01 acre)
- 2. NUMBERS OF UNITS:
TYPE 'A', 5.50 m REAR LANE TOWNHOUSE, 3 STOREY = 8 UNITS
TYPE 'B', 5.58 m TOWNHOUSE, 2 STOREY = 7 UNITS
TYPE 'C', 6.61 m SEMI 2 STOREY = 2 UNITS
TOTAL = 17 UNITS
- 3. GFA:
TYPE 'A', 5.50 m REAR LANE TOWNHOUSE, 3 STOREY = 15,200 SQF
TYPE 'B', 5.58 m TOWNHOUSE, 2 STOREY = 13,000 SQF
TYPE 'C', 6.61 m SEMI 2 STOREY = 3,450 SQF
TOTAL = 31,670 SQF
- 4. DENSITY (NET AREA):
17 UNITS / 1.01 ACRE = 16.83 UNITS PER ACRE
17 UNITS / 0.41 HECTARE = 41.46 UNITS PER HECTARE
- 5. PARKING:
PARKING PER UNIT: 0.25
VISITOR PARKING PER UNIT: 0.25
TOTAL: 4.25 UNITS x 0.25 UNIT = 1.06
PARKING REQUIRED: 4
- PROVIDER:
GARAGE/DRIVEWAY = 4
VISITOR PARKING = 4
TOTAL = 8 PARKING



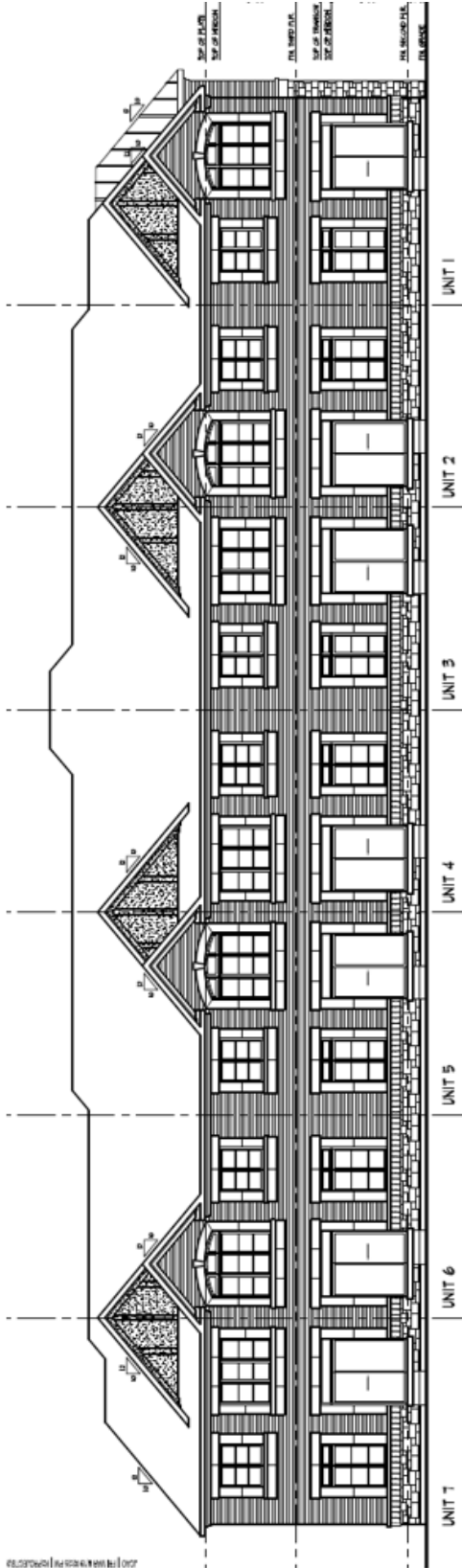
Long-term Stable Slope Crest
as per Geopro, Oct. 2, 2018
(16-1450 Long-term Stable Slope
Crest AutoCAD 2013 20181002)



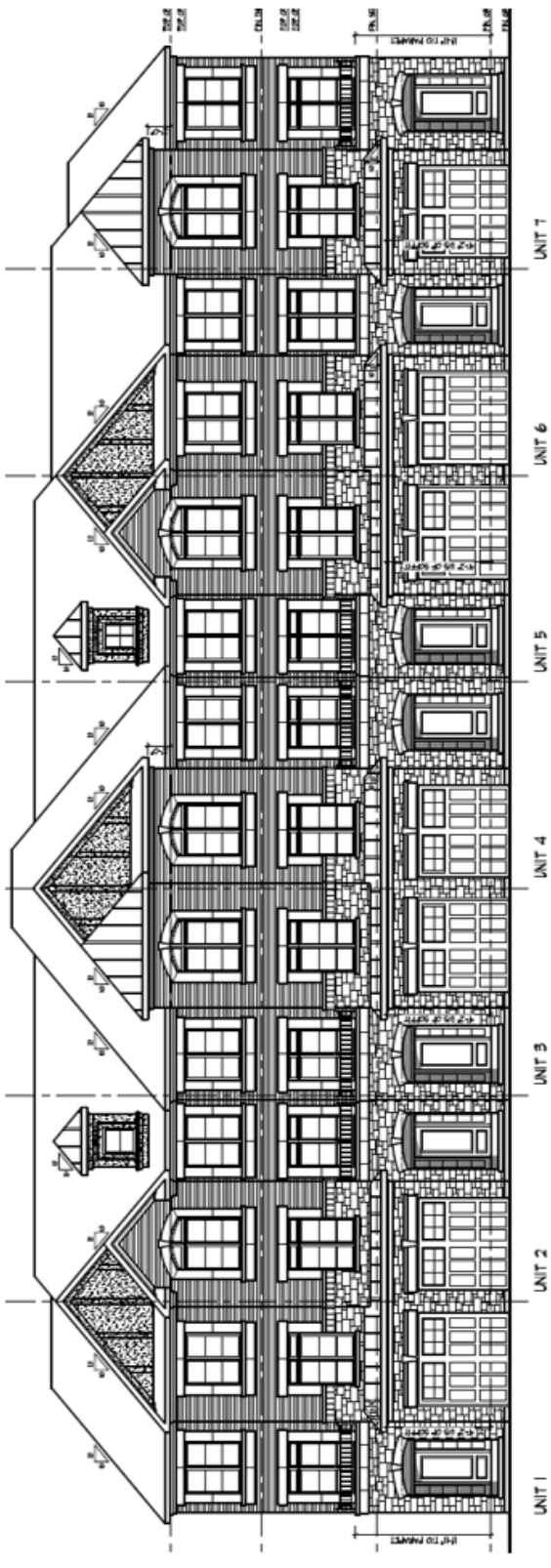


u1007

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UPGRADED REAR ELEVATION 'A'
BLOCK 2 - 3 STOREY FRONT, 2 STOREY REAR



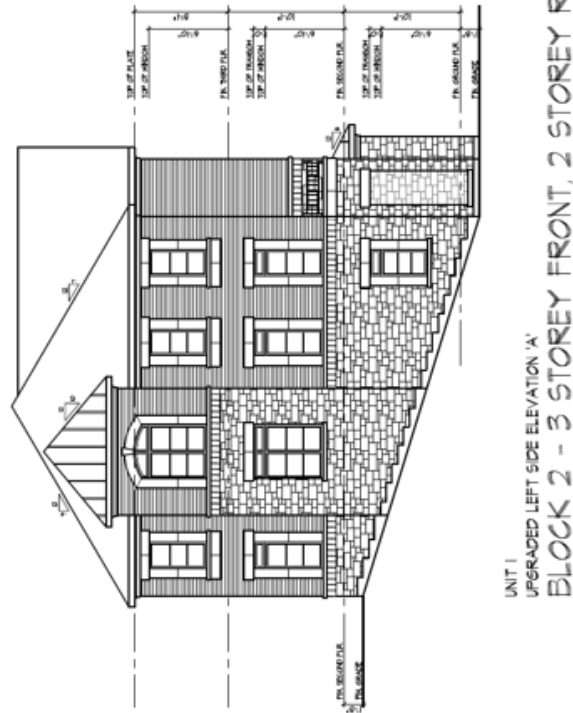
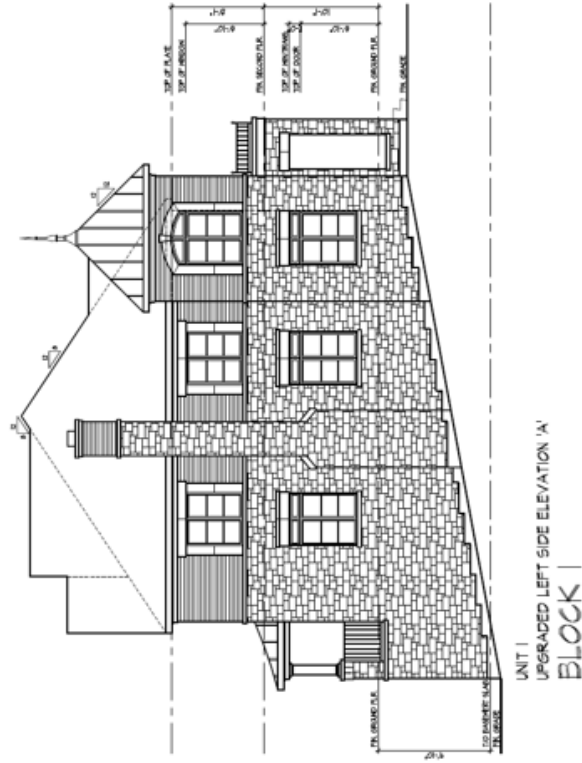
FRONT ELEVATION 'A'
BLOCK 2 - 3 STOREY FRONT, 2 STOREY REAR

NOTE: ELEVATIONS ARE SUBJECT
TO FINAL SITE PLAN & GRADING
STEPS MAY VARY

AREA = 1480 SM

12/20/2020 10:30 AM (11/11/2020)

Current Concept
Mill Street Semi-





FRONT ELEVATION 'A'
BLOCK 3

NOTE: ELEVATIONS ARE SUBJECT
TO FINAL SITING & GRADING
STEPS MAY VARY