



**Agenda**  
**August 14, 2019**  
**7:15 PM**  
**Canada Room**

**The Eighth 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 August 14, 2019 Heritage Markham Committee agenda be approved.

**2. Minutes of the July 10, 2019  
Heritage Markham Committee Meeting (16.11)**

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Extracts: R. Hutcheson, Manager of Heritage Planning

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[Minutes](#)

See attached material.

**Recommendation:**

That the minutes of the Heritage Markham Committee meeting held on July 10, 2019 be received and adopted.

**Part Two - Deputations**

- 3. Heritage Permit Application, HE 19120827** Page 22  
**Stone Selection for Civic Square Landscaping,**  
**98 Main Street North,**  
**Markham Village Heritage Conservation District (16.11)**  
 Extracts: R. Hutcheson, Manager of Heritage Planning  
 D. Plant, Senior Manager, Parks, Horticulture and Forestry

[Memorandum](#)

Mr. David Plant, Senior Manager, Parks, Horticulture and Forestry will be in attendance at 7:15 p.m.

See attached staff memorandum and material.

Recommendation:

That Heritage Markham receive the presentation by David Plant, Senior Manager, Parks, Horticulture and Forestry Division regarding the use of Armourstone for the planter boxes at the southwest corner of Robinson Street and Main Street North, as originally proposed.

- 4. Site Plan Control Application SC 18 235037,** Page 28  
**Requested Changes to Approved Design,**  
**16 Church Street,**  
**Markham Village Heritage Conservation District (16.11)**  
 Extracts: R. Hutcheson, Manager of Heritage Planning  
 G. Duncan, Project Manager

[Memorandum](#)

Mr. Russ Gregory will be in attendance at 7:30 p.m.

See attached staff memorandum and material.

Recommendation:

That Heritage Markham requests that the applicant re-consider his request to eliminate the brick chimney feature on the basis of that the chimney will contribute to a sense of completeness to the restoration project; and

That the applicant remove the pot lights from the soffits of the dwelling as they were explicitly prohibited by the terms of the Site Plan Agreement.

5. **Site Plan Control Application SPC 19 122591,  
Revised Elevations for New Dwelling,  
11 Princess Street,  
Markham Village Heritage Conservation District (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Project Manager
- 

Page 34

[Memorandum](#)

Mr. Russ Gregory will be in attendance at 7:45 p.m.

See attached staff memorandum and material.

Recommendation:

That Heritage Markham supports the revised elevations for the proposed new dwelling at 11 Princess Street with respect to exterior materials and window design; and

That Heritage Markham requests that the applicant provide an explanation as to why it is not possible to lower the height of the ground floor above grade as was recommended at the July 10, 2019 meeting; and

That final review of the Site Plan Control Application be delegated to staff provided the applicant addresses the ground floor height question to the satisfaction of Heritage Markham.

**Part Three - Consent**

6. **Heritage Permit Applications,** Page 42  
**21 Colborne Street, Thornhill HCD,**  
**9064 Woodbine Avenue, Buttonville HCD,**  
**11 Pavilion Street, Unionville HCD,**  
**117 Main Street, Unionville HCD,**  
**15 Library Lane, Unionville HCD,**  
**Delegated Approvals: Heritage Permits (16.11)**  
 File Numbers: HE 19 128431  
                   HE 19 127909  
                   HE 19 124693  
                   HE 19 127217  
                   HE 19 130395  
 Extracts: R. Hutcheson, Manager of Heritage Planning
- 
- [Memorandum](#)

See attached memorandum.

**Recommendation:**

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

7. **Building, Demolition or Sign Permit Applications,** Page 43  
**32 John Street, Thornhill HCD,**  
**16 George Street, Markham Village HCD,**  
**16 George Street, Markham Village HCD,**  
**6040 Highway 7, Markham Village HCD,**  
**Delegated Approvals: Building, Demolition or Sign Permits (16.11)**  
 File Numbers: 19 124514 HP  
                   19 129335 HP  
                   19 129338 DP  
                   19 129830 SP  
 Extracts: R. Hutcheson, Manager of Heritage Planning
- 
- [Memorandum](#)

See attached memorandum.

**Recommendation:**

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

- 8. Site Plan Control Application SPC 19 115724,** Page 45  
**30 Colborne Street, Thornhill Heritage Conservation District,**  
**Detached Garage and Poolside Washroom Cabana (16.11)**  
 Extracts: R. Hutcheson, Manager of Heritage Planning  
 G. Duncan, Project Manager

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[Meeting Notes](#)

See attached notes and recommendation from the Architectural Review Sub-Committee held on July 25, 2019. This matter was delegated to the Sub-Committee to respond on behalf of the Heritage Markham Committee.

Recommendation:

That the meeting notes and recommendations from the Architectural Review Sub-Committee be received as information.

- 9. Committee of Adjustment Variance Application,** Page 48  
**284 Main Street North,**  
**Reduced Setback of Existing Driveway from the Property Line,**  
**Markham Village Heritage Conservation District (16.11)**  
 File Number: A/36/19  
 Extracts: R. Hutcheson, Manager of Heritage Planning  
 P. Wokral, Heritage Planner

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[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the requested variance to permit the existing reduced side yard setback of the driveway from the property line at 284 Main Street North.

**10. Correspondence (16.11)**

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Extracts: R. Hutcheson, Manager of Heritage Planning

[Correspondence](#)

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See attached material.

Recommendation:

That the following correspondence be received as information:

- a) Mayor's Review – July 2019 – Park naming for Tony Murphy and William Cantley and McCowan Freeman.
- b) Mayor's Review – July 2019 – Markham 225 and Aboriginal Acknowledgement.
- c) Architectural Conservancy of Ontario Newsletter (sent by email).

**Part Four - Regular**

11. **Other Subject,**  
**Potential Changes to Statement of Significance,**  
**15 Colborne Street,**  
**Thornhill Heritage Conservation District,**  
**Robert Jarrot House (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
[Memorandum](#)
- 

Page 54

See attached memorandum.

**Recommendation:**

That Heritage Markham receive the staff memorandum concerning the potential amendment of the Statement of Significance for 15 Colborne Street for information pending consultation with the property owner.



**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) Unionville Heritage Conservation District Plan Amendments/ Update
- d) Unionville Heritage Centre Secondary Plan
- e) Unionville Core Area Streetscape Master Plan (2019)
- f) Update to Markham Village Heritage Conservation District Plan (2019)
- g) New Secondary Plan for Markham Village (2019)
- h) Comprehensive Zoning By-law Project (2019) – Review of Development Standards – Heritage Districts

**12. Doors Open Markham 2019,  
Update on Event – September 7, 2019 (16.11)**

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

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George Duncan will provide an update on the event, including proposed sites.

**Recommendation:**

That Heritage Markham receive the update on Doors Open Markham 2019 as information.

**Part Six - New Business**

**Heritage Markham Committee Meeting**  
**City of Markham**  
**July 10, 2019**  
**Canada Room, Markham Civic Centre**

**Members**

Graham Dewar, Chair  
 Maria Cerone  
 Ken Davis  
 Doug Denby  
 Evelin Ellison  
 Anthony Farr  
 Shan Goel  
 Councillor Keith Irish  
 Councillor Reid McAlpine  
 David Nesbitt  
 Councillor Karen Rea  
 Paul Tiefenbach

**Regrets**

Jennifer Peters-Morales

**Staff**

Regan Hutcheson, Manager, Heritage Planning  
 Peter Wokral, Senior Heritage Planner  
 John Britto, Committee Secretary (PT)

Graham Dewar, Chair, convened the meeting at 7:20 PM by asking for any disclosures of interest with respect to items on the agenda.

There was no declaration of pecuniary interest from any member.

**1. Approval of Agenda (16.11)**

- A) Addendum Agenda
- **Committee of Adjustment Variance Application, 284 Main Street North, Markham Village Heritage Conservation District, A/36/19.**
- B) New Business from Committee Members
- **142 Main Street, Unionville Heritage Conservation District (16/11)**
  - **15 Colborne Street, Thornhill (16/11)**

**Heritage Markham recommends:**

That the July 10, 2019 Heritage Markham Committee agenda be approved, as amended.

CARRIED

**2. Minutes of the June 12, 2019  
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham recommends:

That the minutes of the Heritage Markham Committee meeting held on June 12, 2019 be received and adopted.

CARRIED

**3. New Members  
Heritage Markham Committee (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Graham Dewar, Chair invited the new members to introduce themselves to the Committee.

Heritage Markham recommends:

That Heritage Markham Committee welcomes new members Doug Denby, Paul Tiefenbach and Shan Goel to the Committee.

CARRIED

**4. End of Term for Member  
Heritage Markham Committee (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham recommends:

That Heritage Markham acknowledges and appreciates the 3½ years of commitment and service provided by Zuzanna Zila to the Heritage Markham Committee.

CARRIED

- 5. Heritage Permit Application,  
16 Peter Street,  
Markham Village Heritage Conservation District,  
Delegated Approvals: Heritage Permits (16.11)**  
File Number: HE 19 123208  
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham recommends:

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

CARRIED

- 6. Building or Sign Permit Application,  
206 Main Street Unionville,  
151 Main Street Unionville,  
27 Main Street North Markham,  
Delegated Approvals: Building Permits & Sign Permits (16.11)**  
File Numbers: 18 258689 005 CP  
19 120840 SP  
19 121271 SP  
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham recommends:

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

CARRIED

**7. Community Heritage Ontario,  
 Board of Directors – New Director: Regan Hutcheson (16.11)**  
 Extracts: R. Hutcheson, Manager of Heritage Planning

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Evelin Ellison suggested that the recommendation should also congratulate Regan on his election to the Board of Directors for Community Heritage Ontario. Committee members unanimously supported the suggestion.

Heritage Markham recommends:

That Heritage Markham Committee supports, acknowledges and congratulates Regan Hutcheson on his election to the Board of Directors for Community Heritage Ontario as a representative of the Heritage Markham Committee.

CARRIED

**8. Committee of Adjustment Variance Application,  
 3693 Elgin Mills Road East,  
 New Detached Garage (16.11)**  
 File Number: A/57/19  
 Extracts: R. Hutcheson, Manager of Heritage Planning  
 J. Leung, Secretary-Treasurer, Committee of Adjustment

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Heritage Markham recommends:

That Heritage Markham has no comment on the requested variance relating to the proposed construction of a new garage at 3693 Elgin Mills Road from a heritage perspective; and

That Heritage Markham has no objection to the demolition of the existing frame garage.

CARRIED

**9. Correspondence – July 2019 (16.11)**  
 Extracts: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham recommends:

That the following correspondence be received as information:

- a) Berczy Settlers Gazette – Summer 2019  
 Selected pages – barn article, Eckardt Log House article

CARRIED

**10. Site Plan Control Application,  
Proposed New Dwelling,  
11 Princess Street,  
Markham Village Heritage Conservation District (16.11)**  
File Number: SPC 19 122591  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Project Planner

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The Manager of Heritage Planning reviewed the site plan control application for a proposed new two storey dwelling with a gross floor area of 333.5 m<sup>2</sup> (3,590 ft<sup>2</sup>) that will replace the 1950s bungalow currently on the property at 11 Princess Street in the Markham Village Heritage Conservation District. A Minor Variance Application submitted by the owner, which was approved by the Committee of Adjustment, was previously submitted to Heritage Markham for consideration. At its June 26, 2019 meeting, the Committee of Adjustment requested the applicant to explore the possibility of reducing the wall height, however, the height variance for the overall building height was approved.

The Manager of Heritage Planning advised that Heritage Markham Committee considered this development proposal at its June 12, 2019 meeting, and recommended that the Committee had no comment on the requested variances from a heritage perspective, subject to the owner obtaining site plan endorsement for the new dwelling. Heritage Markham Committee further recommended that the number of steps leading up to the front door be reduced, in effect reducing the above grade ground floor height of the proposed new dwelling.

Heritage staff stated that Princess Street does not contain any buildings of cultural heritage value or interest. The street is a mix of modestly-scaled older dwellings dating from the late 1940s to 1960s, intermixed with larger, more recent Type C two storey dwellings. The proposed 3,590 square foot house is smaller in gross floor area than recent projects at 23 Princess Street (4,701 square feet) and 27 Princess Street (5,100 square feet).

No significant tree preservation or lot grading/servicing issues have been identified during the application circulation process. Referring back to Heritage Markham Committee's comments from the June 12, 2019 meeting concerning the height of the main floor above grade and the number of steps leading up to the front door, staff recommend that the applicant should find a solution to reduce the overall building height of the proposed new dwelling above grade.

Ms. Elizabeth Brown, a resident of Lincoln Green Drive, and a member of the Markham Village Sherwood Conservation Residents Association addressed the Committee expressing concerns with respect to the protection of the trees within the subject property and surrounding properties.

Mr. Russ Gregory, representative for the applicant addressed the Committee in support of the minor variances that were approved by the Committee of Adjustment at its June 2019 meeting. He stated that there are no trees in the property that were of significant heritage value.

Responding to a comment from a Committee member, the Manager of Heritage Planning advised that a landscape plan is not required from a heritage perspective.

The Committee suggested that a tree protection plan be put in place to protect all the significant trees on the subject property and the neighboring properties.

Heritage Markham recommends:

That Heritage Markham generally supports the design for the proposed new dwelling at 11 Princess Street subject to the applicant revising the design as follows:

- Finishing materials to be indicated on the elevations;
- Stone is to be used only for a foundation facing or skirt to the extent shown on the elevations as submitted;
- Brick in a traditional local brick colour and Ontario size to be used, not a stucco finish;
- Windows treatment on any elevation visible from the street be changed from multi-paned casements to single hung windows with a simple 6 over 1 or 2 over 2 glazing pattern, with externally-adhered muntin bars, and that the framing around the window openings be removed and replaced with radiating brick arches to bring the window detail in line with traditional window treatments found on heritage buildings in the Markham Village Heritage Conservation District;
- The height of the ground floor at the front of the proposed dwelling be lowered to reduce the number of steps leading up to the front door; and,

That a tree protection plan be put in place to protect all significant trees on the subject property and the neighbors' properties closer to the property line, and if necessary such significant trees be hand dug to protect their root systems; and,

That final review of the Site Plan Control Application be delegated to staff provided the applicant addresses all of the above recommended design revisions.

CARRIED



**11. Site Plan Control Application,  
Proposed Detached 2-Car Garage and Poolside Washroom,  
30 Colborne Street,  
Thornhill Heritage Conservation District (16.11)**

File Number: SPC 19 115724

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

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The Manager of Heritage Planning reviewed the revised Site Plan Control Application for a proposed detached 2-car garage and poolside washroom at 30 Colborne Street in the Thornhill Heritage Conservation District. He advised that the proposed garage complies with the By-law in terms of setbacks, gross floor area and height, and the design is similar to the old garage on the property. The application has recently been revised to include a poolside washroom, consisting of a small structure with a footprint of approximately 8 ft by 12 ft.

The Manager of Heritage Planning advised that Heritage Markham reviewed the original submission of the Site Plan Control Application for a detached, 2-car garage in April of this year. At that time, there were no plans for a pool cabana in the rear yard. Subsequent to Heritage Markham's April 10, 2019 meeting, the applicant advised their intention to add a pool cabana containing a washroom next to the in-ground swimming pool. This change required the re-submission of plans to the City and to the Heritage Markham Committee. The revised application is now in the process of being circulated to City staff for review and comment through the ePlan process. A revised arborist's report and a revised grading/servicing plan have been submitted in support of the site plan control application. No significant issues have been identified by City staff. He further advised that Heritage staff believe that the addition of a small accessory structure to contain a poolside washroom has no impact on the street view of the property and represents a minor change from the original development concept.

Councilor Keith Irish expressed concerns with respect to the close proximity of the garage to the property line and suggested relocating the garage a further 2 feet away from the property line to protect the tree that is in front of the garage. Mr. David Johnston, the Architect for the applicant advised that the location of the garage complies with the zoning by-law and sees no issues with its proposed location. He further advised that Heritage Markham had no objection to the proposed detached garage from a heritage perspective. The current application is for consideration of a poolside cabana and washroom.

A member expressed concerns with respect to the construction works within the tree protection zone specifically related to the plumbing and allied works. A member also showed photographs at the meeting of the rear yard (tree protection zone) area that had been taken from an adjacent property. It was suggested that the City's arborist inspect and certify that no damage has occurred to the root systems of the existing trees in the property.

Committee suggested that this matter be referred to the Architectural Review Sub-committee for a detailed review and the matter be brought back to Heritage Markham Committee if any variances are required.

Heritage Markham recommends:

That Heritage Markham refer the revised Site Plan Control Application for a proposed detached 2-car garage and poolside washroom in the side yard of the existing dwelling located at 30 Colborne Street in the Thornhill Heritage Conservation District to the Architectural Review Sub-Committee for a detailed review and authority to approve a recommendation on behalf of Heritage Markham; and,

That this matter be brought back to Heritage Markham Committee if any variances are required.

CARRIED

**12. Site Plan Control Application,  
Proposed Front Porch,  
48 Washington Street,  
Markham Village Heritage Conservation District (16.11)**

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

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The Senior Heritage Planner reviewed a Site Plan Control Application to remove the existing front porch (c. 1920s) and construct a new 5.4 m<sup>2</sup> (58 ft<sup>2</sup>) front porch designed to be more complementary to the Gothic Revival architectural style of the building on the property located at 48 Washington Street in the Markham Village Heritage Conservation District. He advised that in 2017, the owner obtained approval for a Commercial Façade Improvement Grant in the amount \$10,452.50 for a new porch provided that the owner enter into a Heritage Conservation Easement Agreement with the City (required for all grants in excess of \$5,000.00) and provided that the owner removes all existing inappropriate signage which was grandfathered because it was installed prior to the implementation of the City's Sign By-law.

Heritage Markham recommends:

That Heritage Markham has no objection to the design of the proposed replacement front porch for 48 Washington Street, provided that the owner enters into a Heritage Conservation Easement Agreement with the City for any grant in excess of \$5,000.000

and provided that all existing inappropriate grandfathered signage is removed from the building; and,

That Heritage Markham has no objection to any variance that may be required to introduce the new porch and as per the City's fee by-law for Committee of Adjustment applications affecting heritage properties, there be no fee as this would be implementing a historic condition or feature; and,

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

CARRIED

**13. Studies/Projects,  
Heritage Markham Awards of Excellence,  
Program – Proposed Event for 2019 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning reviewed the potential Heritage Markham Awards of Excellence program for 2019. He advised that Heritage Markham Committee has traditionally held the Awards of Excellence ceremony on an annual or bi-annual basis. At the last Awards of Excellence event held in December 2017, 32 projects/individuals were celebrated at an event held in the Canada Room of the Civic Centre. He further advised that Heritage Markham Committee at its meeting on November 14, 2018 formed an Awards of Excellence subcommittee to oversee and assist staff with the proposed event. At that time, a date had not yet been chosen for the award ceremony, and the subcommittee has not yet had a meeting. Only 11 (eleven) nominations have been received for consideration as award recipients for the 2019 Heritage Markham Awards of Excellence.

Considering the very small number of nominations and the extent of work and staff time involved in planning and organizing the event, the Manager of Heritage Planning suggested that Heritage Markham Committee consider postponing the event until the fall of 2020. This would provide further opportunity for Committee members to submit nominations for consideration as potential recipients.

Heritage Markham recommends:

That the Heritage Markham Awards of Excellence event be postponed until the fall of 2020

CARRIED

- 14. Committee of Adjustment Variance Application,  
284 Main Street North,  
Markham Village Heritage Conservation District  
Permission to legalize existing secondary residential unit in accessory  
building/garage at the rear of the property (16.11)**  
File Number: A/36/19  
Extracts: R. Hutcheson, Manager of Heritage Planning  
J. Leung, Secretary-Treasurer, Committee of Adjustment
- 

Heritage Markham Committee reviewed a Committee of Adjustment Variance Application seeking permission to legalize an existing secondary residential unit located in the accessory building/garage at the rear of the property located at 284 Main Street North in the Markham Village Heritage Conservation District. Heritage staff believe there is no proposed change to the physical appearance of the existing building or impact to the heritage character of the Markham Village Heritage Conservation District.

Heritage Markham recommends:

That Heritage Markham has no comments regarding the application to legalize the existing second residential unit in the rear yard accessory building/garage at 284 Main Street North, Markham Village.

CARRIED

- 15. New Business  
142 Main Street  
Unionville Heritage Conservation District (16/11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning
- 

Doug Denby sought clarification with respect to the ownership of the property located south of 142 Main Street, and whether the property owners were made aware of the proposed works to be carried out on this property. Councillor Reid McAlpine volunteered to provide the required clarifications.

Prior to Doug Denby's appointment to the Heritage Markham Committee, at its June 12, 2019 meeting, Heritage Markham Committee considered and recommended support to the Heritage Permit Application for the alterations to the municipal laneway south of 142 Main Street.

**16. New Business****15 Colborne Street,****Thornhill Heritage Conservation District (16.11)**Extracts: R. Hutcheson, Manager of Heritage Planning

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A Committee member suggested that the property situated at 15 Colborne Street in the Thornhill Heritage Conservation District be considered for designation under Part IV of the Ontario Heritage Act in order to provide greater protection for additions to the original building.

Heritage Markham recommends:

That staff be requested to prepare a report for the August Heritage Markham Committee meeting exploring the merits of designating the property at 15 Colborne Street under Part IV of the Ontario Heritage Act.

CARRIED

**17. New Business****Membership of the Heritage Markham****Awards of Excellence Subcommittee (16.11)**Extracts: R. Hutcheson, Manager of Heritage Planning

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Graham Dewar, Chair suggested that Heritage Markham Committee consider reviewing the membership of the Heritage Markham Awards of Excellence Subcommittee, as one of the two current members of the Subcommittee will not be available for a considerable period of time due to personal family reasons. Committee members were of the opinion that since the Heritage Markham Awards of Excellence event has been postponed to the fall of 2020, this matter could be considered at a future Heritage Markham Committee meeting.

Heritage Markham recommends:

That consideration of this matter relating to the review of the membership of the Heritage Markham Awards of Excellence Subcommittee be deferred to a future Heritage Markham Committee meeting.

CARRIED

**Adjournment**

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



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** George Duncan, Senior Heritage Planner

**DATE:** August 14, 2019

**SUBJECT:** HERITAGE PERMIT APPLICATION HE 19 120827  
Stone Selection for Civic Square Landscaping  
98 Main Street North  
Markham Village Heritage Conservation District

### Property/Building Description:

- A landscaped area at the south-west corner of Main Street North and Robinson Street, screening a commercial parking lot. This was once the site of the Franklin House Hotel.

### Use:

- A civic square located on privately-owned property, next to the public road allowance.

### Heritage Status:

- Located within the Markham Village Heritage Conservation District.

### Application/Proposal

- The City's Operations Department has applied for a Heritage Permit to rebuild the planter boxes in Armourstone, replace the coniferous tree used for seasonal lighting, and reconfigure the space to enhance the civic square/gathering space.
- A diagram showing the proposed site layout is attached.

### Background:

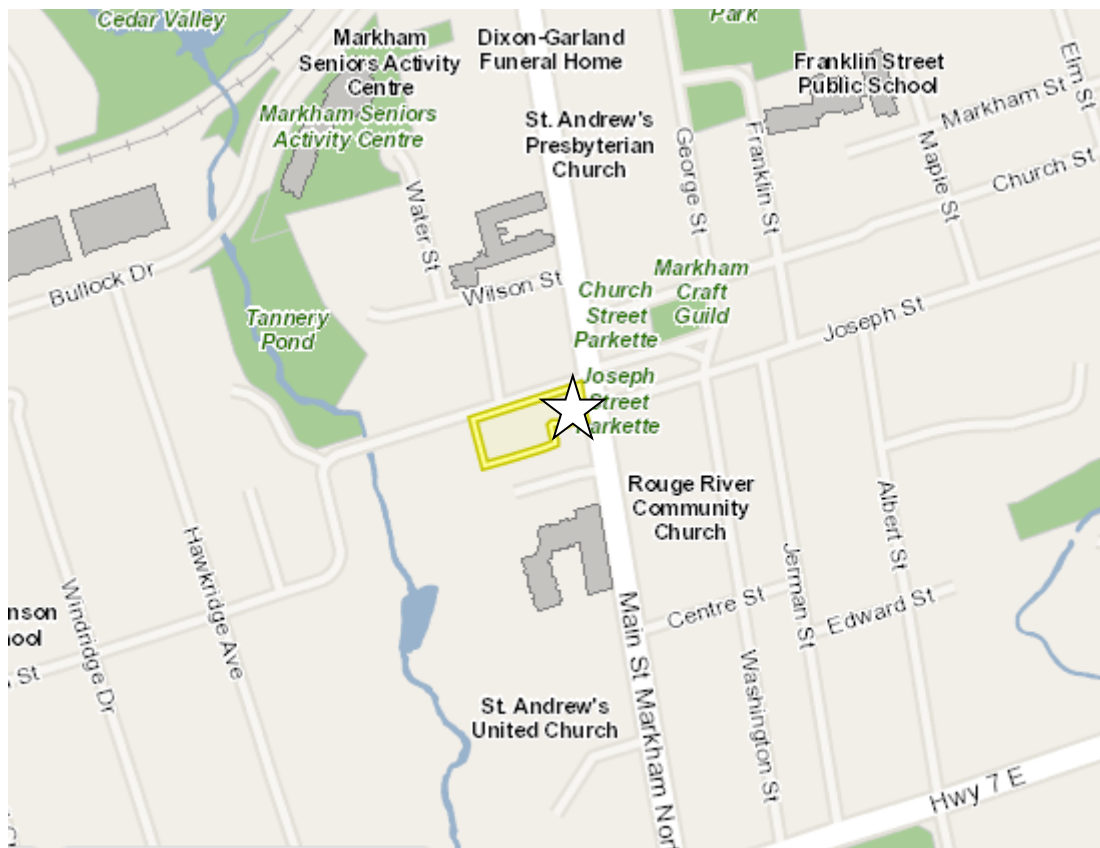
- Heritage Markham reviewed this project at its June 12, 2019 meeting and recommended that the stone treatment for the proposed planter boxes match the stone (i.e. colour, size and texture) used in the existing entry feature walls within the Markham Village Heritage Conservation District. The objective was to support a consistent design treatment throughout the District.
- City Operations staff have looked into stone options and have concluded that the type of stone used in the entry walls is not available in the size and shape needed for the technical requirements of the planter boxes. Also, as this is private property, the use of the proposed stone will allow it to be more easily removed if needed in the future.

- See attached illustration of proposed treatment. The height once installed will be approximately 16 inches at the Main Street sidewalk, and about 20 inches at the west side as the parking lot slopes. The ends are cut square so the joints will be tight.
- Heritage Section staff had commented that the product appeared too rugged for the Main Street setting given the refined stone products that had been used elsewhere in the District. See illustrations.
- David Plant, Senior Manager, Parks, Horticulture and Forestry Division plans to attend the Heritage Markham meeting to present a case for going with the original Armourstone option.

### Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the presentation by David Plant, Senior Manager, Parks, Horticulture and Forestry Division regarding the use of Armourstone for the planter boxes at the southwest corner of Robinson Street and Main Street North, as originally proposed.

File: Q:\Development\Heritage\SUBJECT\Markham Village Streetscape\HM Aug 14 2019.doc



**Location Map**

**Example of Proposed Stone Treatment**

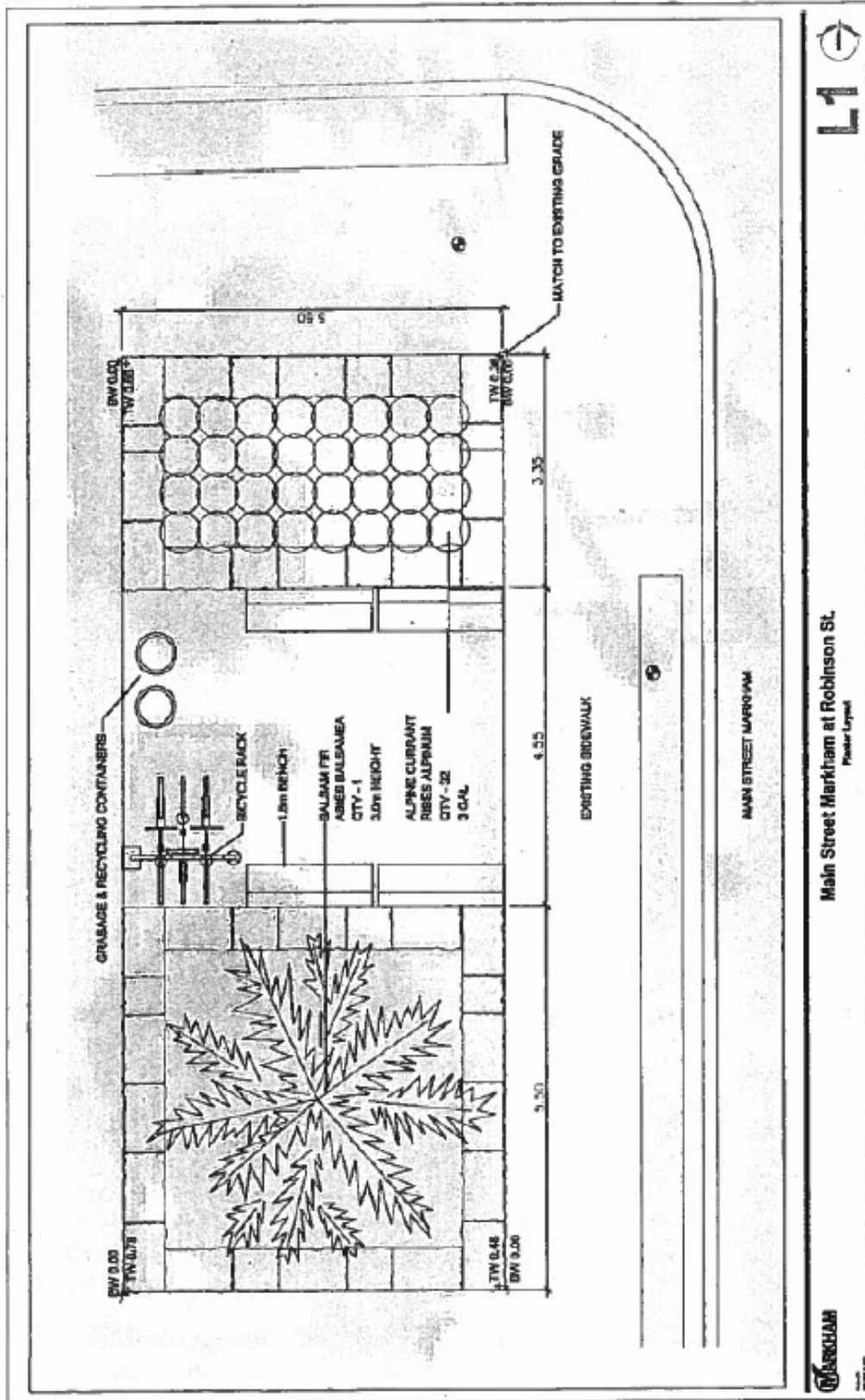


**Examples of existing stone wall treatment in the District.**



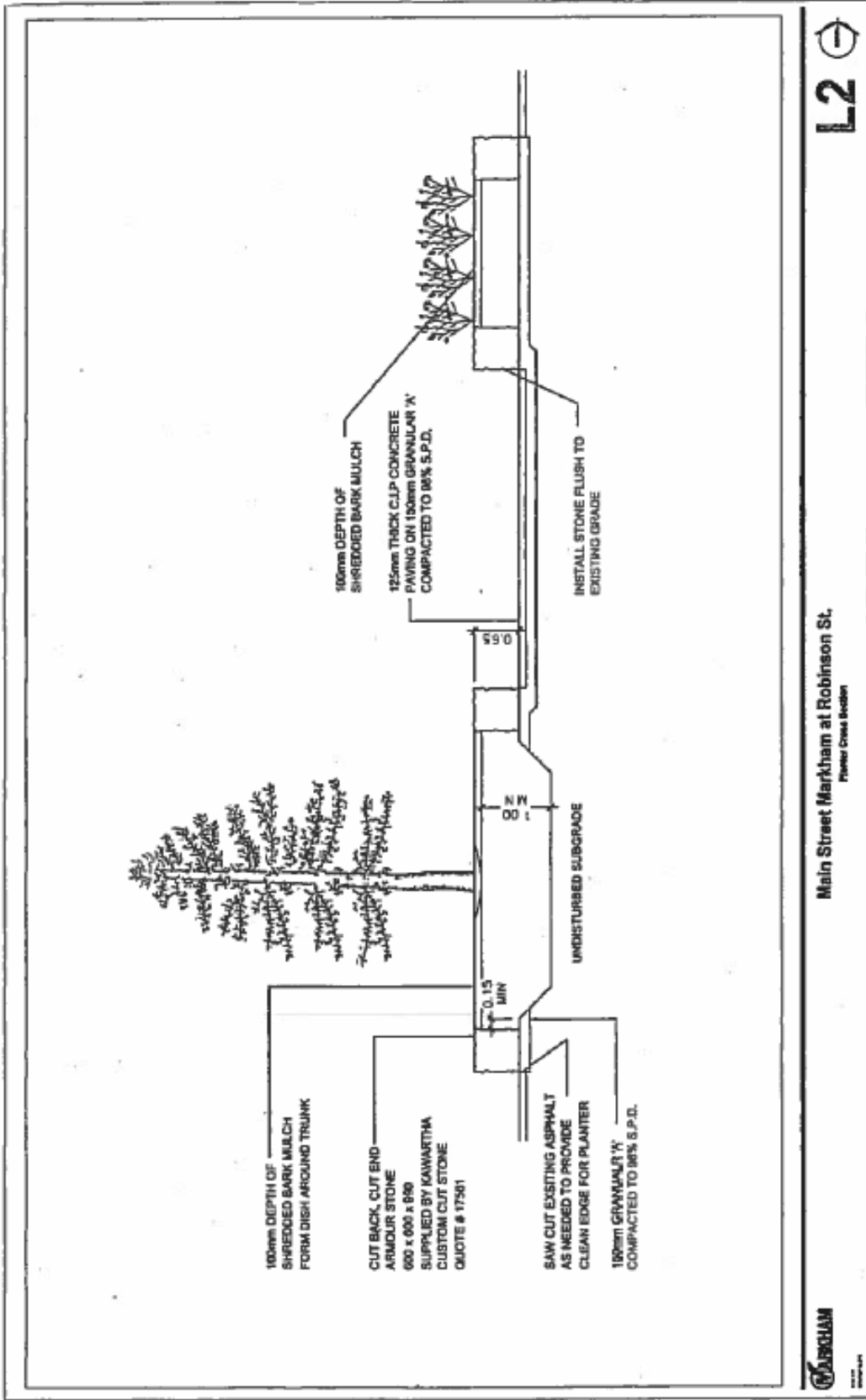






Main Street Markham at Robinson St.  
Pavement Layout







## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** George Duncan, Senior Heritage Planner

**DATE:** August 14, 2019

**SUBJECT:** Site Plan Control Application SC 18 235037  
Requested Changes to Approved Design  
16 Church Street,  
Markham Village Heritage Conservation District

---

### Property/Building Description:

- 1 storey single detached heritage dwelling constructed c. 1860 “The David Cash Worker’s Cottage,” plank-on-plank construction, with 2018 addition.

### Use:

- Home occupation/residence.

### Heritage Status:

- Designated under Part V of the Ontario Heritage Act as part of the Markham Village Heritage Conservation District and classified as a Type A heritage building.

### Background:

- A site plan control application was approved on October 2, 2018 to construct a 203.34m<sup>2</sup> (2,188.8 ft<sup>2</sup>), two storey addition, with an attached two-car garage, to the rear of the existing heritage dwelling.
- The approved elevations are attached.
- The overall project included the exterior restoration of the heritage building.
- The project is now at its final stage of completion and the owner has requested the return of the associated financial security.
- Staff has not yet released the financial security pending the resolution of two outstanding matters relating to “Constructed as Per the Approved Design.”
- The two items include non-functioning chimneys and pot lights in the soffits.

### **Applicant Request for Changes to Approved Design**

- The applicant installed a wood-burning stove in the heritage portion of the dwelling, with a metal chimney located on the rear roof slope. In the approved elevations, there was supposed to be two non-functional brick chimneys, one on the east side of the heritage building, and one on the west side. Prior to the restoration work, there was an old chimney on the west side of the building, which was removed during the extensive reconstructive work.
- The applicant suggested that the metal stove chimney be encased in a replica brick chimney rather than having the two non-functioning chimneys. Staff agreed that this change was reasonable and agreed to it.
- At this point, the majority of the restoration work has been completed as per the approved plans; however, the applicant is now requesting that the brick cladding of the metal chimney not be done as he is of the opinion that it is not necessary for the heritage aspect of the dwelling.
- In addition to the chimney question, pot lights were installed in the soffits of the dwelling, which are not permitted by the terms of the Site Plan Agreement. The applicant has stated that the pot lights will not be used.

### **Staff Comment**

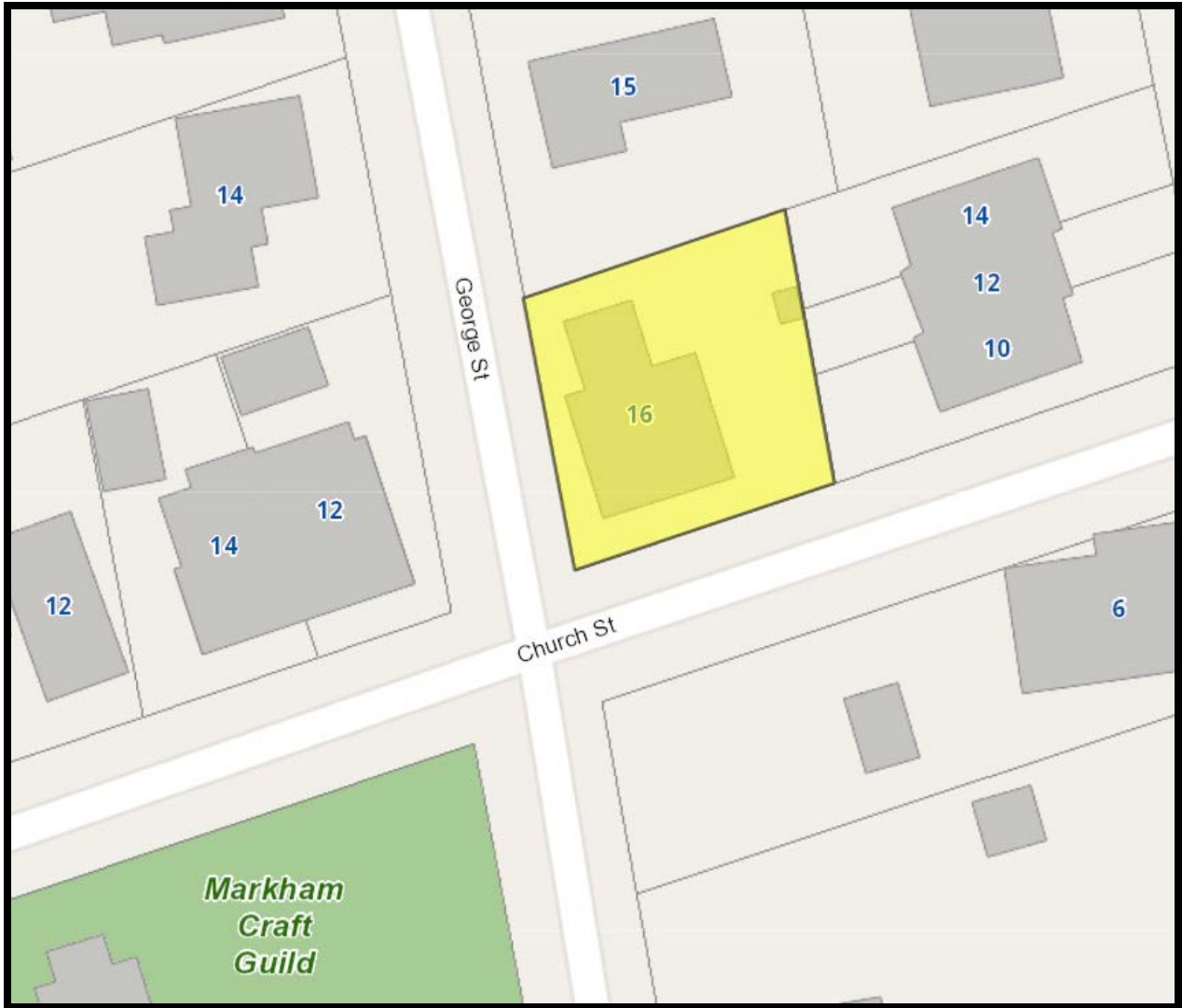
- Staff is generally satisfied with the details and quality of the restoration work undertaken on the heritage dwelling.
- The brick chimney is a minor detail, but one that adds a sense of completeness to a restoration project. Staff suggests that Heritage Markham ask the applicant to re-consider his request to eliminate the brick chimney feature from the project.
- Staff recommends that the pot lights, which are explicitly prohibited by the Site Plan Agreement, be removed from the soffits of the dwelling.

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

THAT Heritage Markham requests that the applicant re-consider his request to eliminate the brick chimney feature on the basis of that the chimney will contribute to a sense of completeness to the restoration project; and

THAT the applicant remove the pot lights from the soffits of the dwelling as they were explicitly prohibited by the terms of the Site Plan Agreement.

Location Map



16 Church Street Before & After Restoration



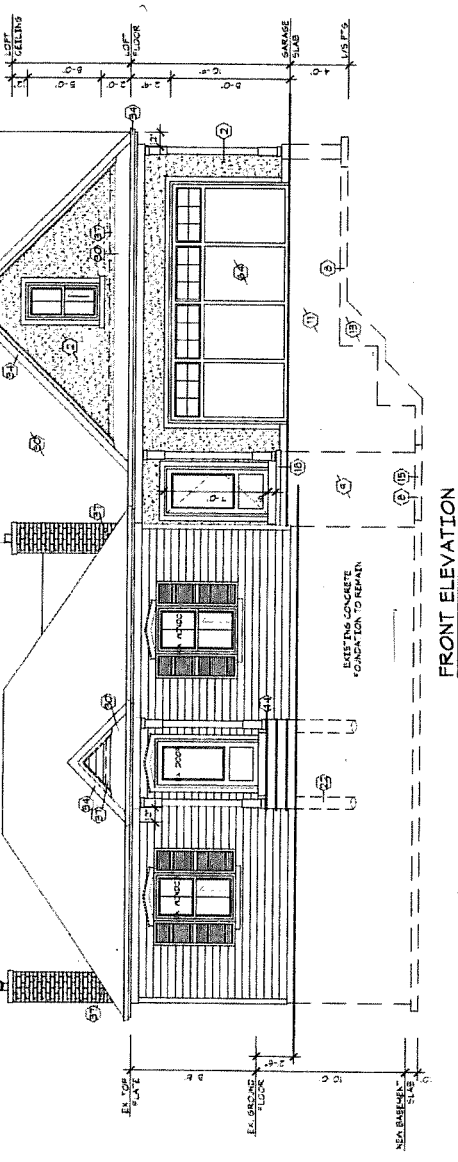
Plans endorsed in principle subject to compliance with conditions set out in

Memorandum dated: Sept. 4, 2018

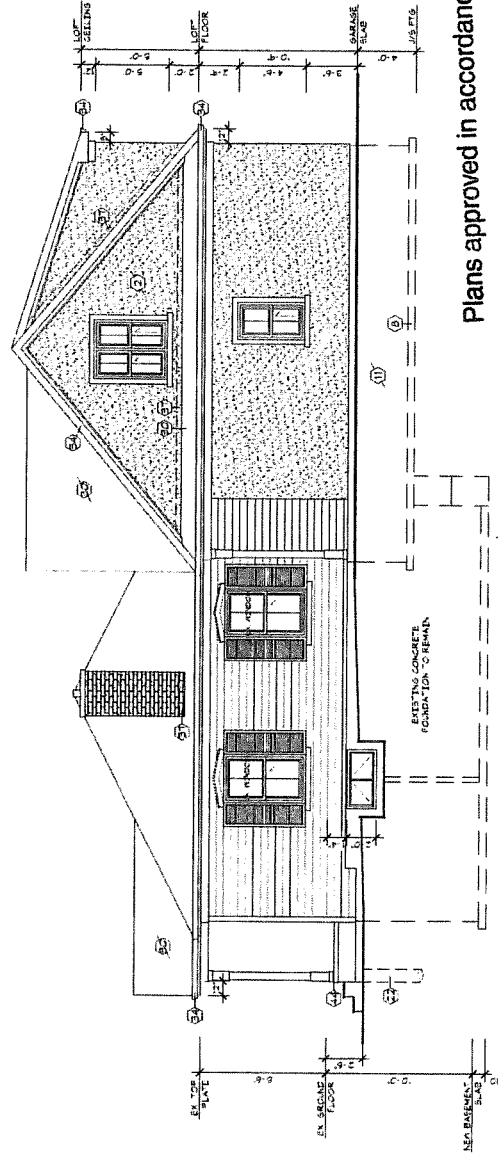
Date: Sept 5, 2018

Signature: [Signature]  
Senior Development Manager

**32**  
GENERAL NOTES:  
ALL CONSTRUCTION IS TO CONFORM WITH SECTION "A" OF THE ONTARIO BUILDING CODE (LATEST EDITION).  
CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.  
DO NOT SCALE DRAWINGS.  
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THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENT'S ONLY!  
BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.



FRONT ELEVATION



RIGHT SIDE ELEVATION

Plans approved in accordance with site plan

Agreement dated: Sept. 18, 2018

Date: October 2, 2018

Signature: [Signature]  
Senior Development Manager

| REVISIONS AND DATA | DATE |
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PROJECT TITLE  
**PROPOSED ADDITION  
 18 CHURCH STREET  
 CITY OF MARKHAM**

THE GREGORY  
 DESIGN GROUP

50 MCNICOLL DRIVE, UNIT #40  
 MARKHAM, ONTARIO L3R 9T3  
 OFFICE (905) 479-4767  
 FAX (905) 479-0496  
 sgdm@gregorydesigngroup.com

SCALE  
**1/8"=1'-0"**

DATE  
**08/24/18**

PROJECT NUMBER  
**GDG-01**

DRAWN BY  
**S. Gregory**

CHECKED BY  
**R.G.**

**A-52**



Plans endorsed in principle subject to compliance with conditions set out in

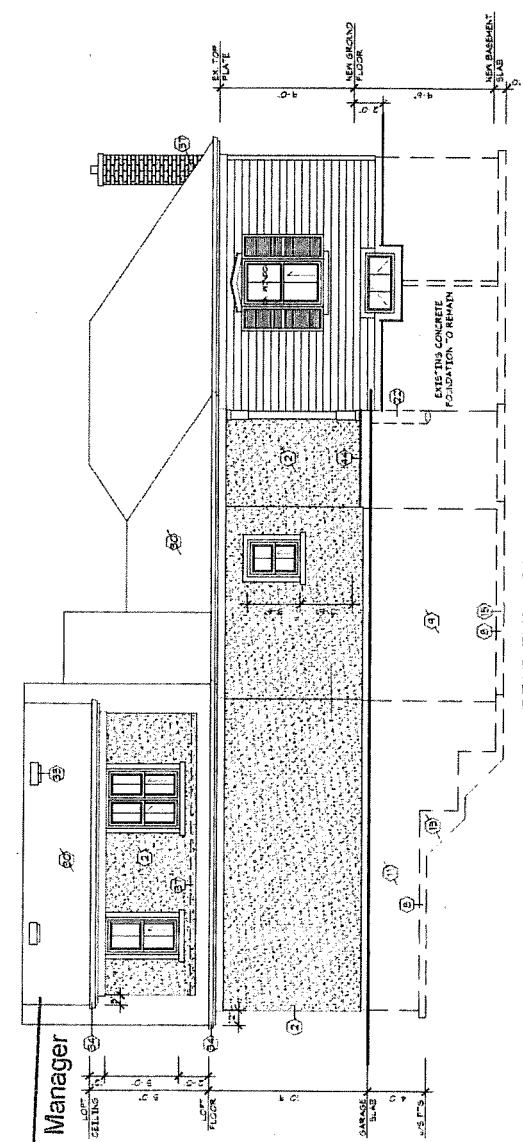
Memorandum dated: Sept. 7, 2018

Date: Sept 5, 2018

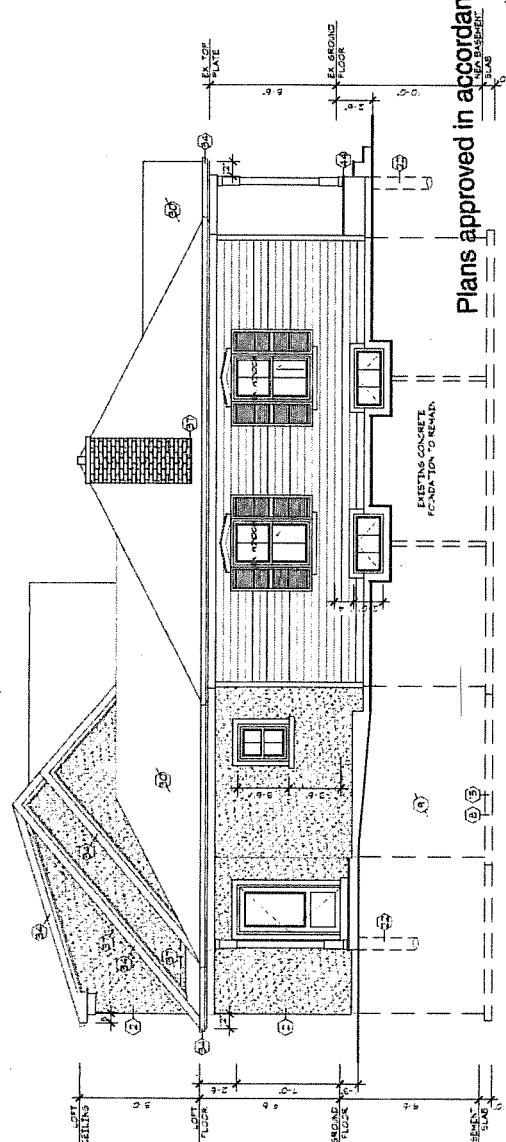
Signature: [Signature]

Senior Development Manager

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| <b>33</b><br>GENERAL NOTES:<br>ALL CONSTRUCTION IS TO COMPLY WITH SECTION "A" OF THE ONTARIO BUILDING CODE (LATEST EDITION).<br>CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.<br>DO NOT SCALE DRAWINGS.<br>OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CLAIM AND DESTROY ALL PREVIOUS AND UNREVISED COPIES OF THE DRAWINGS. THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENT'S ONLY.<br>BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION. | REVISIONS AND DATA<br>DATE  |
|   | REVISIONS AND DATA<br>DATE  |
| PROJECT TITLE<br><b>PROPOSED ADDITION<br/>         16 CHURCH STREET<br/>         CITY OF MARKHAM</b>  |                             |
| THE GREGORY DESIGN GROUP<br>50 MAGINTOSH DRIVE, UNIT 140<br>MARKHAM, ONTARIO L3R 9T3<br>OFFICE (905) 475-5767<br>FAX (905) 475-6496<br>shane@gregorydesigngroup.com   |                             |
| SCALE<br><b>1/8"=1'-0"</b>  | DATE<br><b>06/24/18</b>     |
| PROJECT NUMBER<br><b>GDG-01</b>   | SHEET NUMBER<br><b>A-63</b> |
| DRAWN BY<br><b>S. Gregory</b>   | CHECKED BY<br><b>R.G.</b>   |



REAR ELEVATION



LEFT SIDE ELEVATION

Plans approved in accordance with site plan

Agreement dated: Sept 18, 2018

Date: October 2, 2018

Signature: [Signature]  
 Senior Development Manager



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** George Duncan, Senior Heritage Planner

**DATE:** August 14, 2019

**SUBJECT:** SITE PLAN CONTROL APPLICATION SPC 19 122591  
Revised Elevations for New Dwelling  
11 Princess Street  
Markham Village Heritage Conservation District

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### Property/Building Description:

- Modern-era brick bungalow, 1956.

### Use:

- Residential.

### Heritage Status:

- A Type C building within the Vinegar Hill area of the Markham Village Heritage Conservation District.

### Background:

- A Site Plan Control Application has been submitted for a new two storey dwelling that will replace the existing 1950s bungalow on the property. The new dwelling is proposed have a gross floor area of 333.5 m<sup>2</sup> (3,590 ft<sup>2</sup>). This project was before the Heritage Markham committee on July 10, 2019 and the following recommendations were made:

**THAT Heritage Markham generally supports the design for the proposed new dwelling at 11 Princess Street subject to the applicant revising the design as follows:**

- **Finishing materials be indicated on the elevations;**
- **Stone is to be used only for a foundation facing or skirt to the extent shown on the elevations as submitted;**
- **Brick in a traditional local brick colour and Ontario size be used, not a stucco finish;**
- **Windows treatment on any elevation visible from the street be changed from multi-paned casements to single hung windows with a simple 6 over 1 or 2 over 2 glazing pattern, with externally-adhered muntin bars, and that the framing around the**

window openings be removed and replaced with radiating brick arches to bring the window detail in line with traditional window treatments found on heritage buildings in the Markham Village Heritage Conservation District;

- The height of the ground floor at the front of the proposed dwelling be lowered to reduce the number of steps leading up to the front door;

**AND THAT final review of the Site Plan Control Application be delegated to staff provided the applicant addresses all of the above recommended design revisions.**

- The applicant has updated the elevations to indicate exterior finishing materials and to limit the use of stone to a base or skirt (please refer to the updated elevations, attached).
- The window pane design and window surrounds have been revised and are similar in design to the recently completed dwelling at 27 Princess Street.
- The ground floor height above grade remains 2' 6" as was shown in the previous set of elevations reviewed by Heritage Markham on July 10, 2019, therefore the applicant has been unable to find a way to lower the building height above grade.

**Staff Comment:**

- Princess Street does not contain any buildings of cultural heritage value or interest. The street is a mix of modestly-scaled older dwellings dating from the late 1940s to 1960s, intermixed with larger, more recent two storey dwellings. Most existing buildings are Type C.
- The emerging character of the street is large, custom dwellings in various interpretations of the neo-traditional style.
- It is up to the applicant to provide an explanation as to why the ground floor height above grade cannot be lowered; however, staff note that a ground floor height above grade of 2'6" is not unusual in new construction.

**Suggested Recommendation for Heritage Markham**

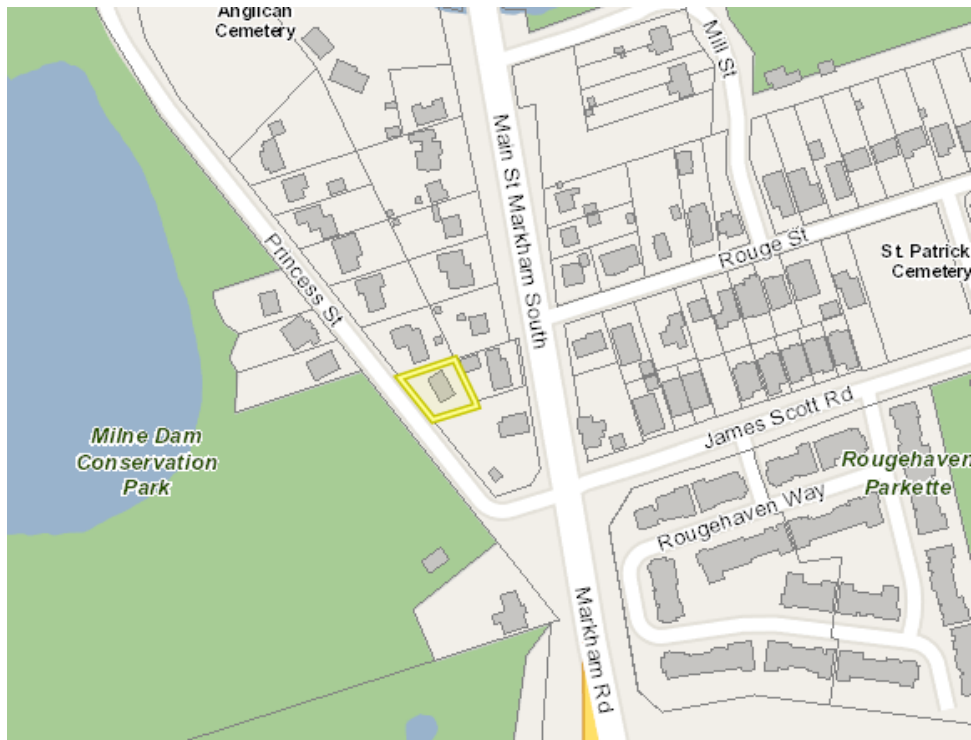
**THAT Heritage Markham supports the revised elevations for the proposed new dwelling at 11 Princess Street with respect to exterior materials and window design; and**

**THAT Heritage Markham requests that the applicant provide an explanation as to why it is not possible to lower the height of the ground floor above grade as was recommended at the July 10, 2019 meeting; and**

**THAT final review of the Site Plan Control Application be delegated to staff provided the applicant addresses the ground floor height question to the satisfaction of Heritage Markham.**



**Existing Bungalow at 11 Princess Street**



**Location Map**

RECEIVED

AUG 07 2019

DEVELOPMENT SERVICES  
CITY OF MARKHAM

37

GENERAL NOTES:  
ALL CONSTRUCTION IS TO CONFORM WITH THE 2018 ONTARIO BUILDING CODE (LATEST EDITION).  
CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.  
DO NOT SCALE DRAWINGS.  
OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RECLAIM AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING. THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENT'S ONLY.  
BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA

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THIS DRAWING HAS BEEN PREPARED BY THE DESIGNER AND THE DESIGNER ACCEPTS RESPONSIBILITY FOR THE DESIGN AND FOR THE QUALIFICATION AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER. REQUIRED UNDER DESIGN IS EXEMPT UNDER 2.1(13) OF THE ONTARIO BUILDING CODE.  
DESIGNER NAME: S. GREGORY  
REGISTRATION INFORMATION: 96535 BCN  
REQUIRED UNDER DESIGN IS EXEMPT UNDER 2.1(14) OF THE ONTARIO BUILDING CODE.  
DESIGNER: 90559 BCN  
FIRM NAME: S.G.

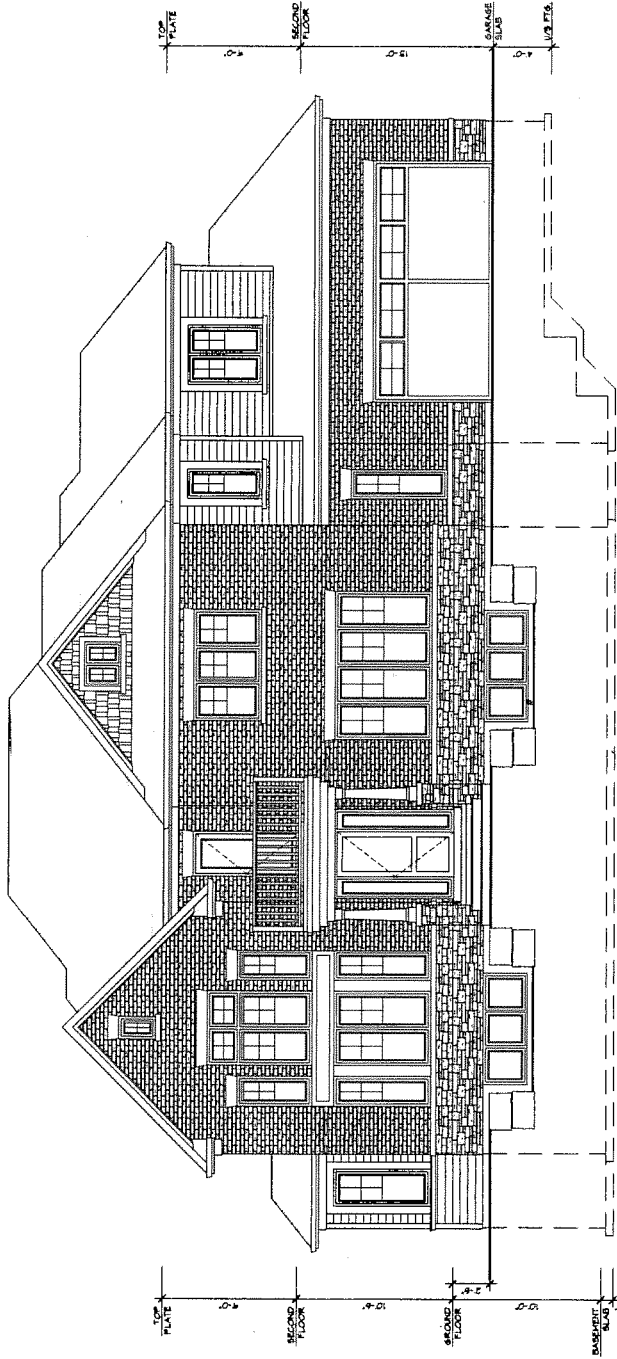
PROJECT TITLE  
HOUSE 2162  
11 PRINCESS STREET  
CITY OF MARKHAM



16 CHURCH STREET  
MARKHAM, ONTARIO L3P 2L6  
CELL: (416) 520-0715  
shane@gregorydesigngroup.net

SCALE: 1/8"=1'-0"  
DATE: 08/07/19  
PROJECT NUMBER: 2162-19  
DRAWN BY: S. Gregory  
CHECKED BY: R.G.

A-57



FRONT ELEVATION

Updated Elevations

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DEVELOPMENT SERVICES  
CITY OF MARKHAM

38

GENERAL NOTES:  
ALL CONSTRUCTION IS TO CONFORM TO THE CITY OF MARKHAM STANDARD BUILDING CODE (LATEST EDITION).  
CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.

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OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CALCULATE AND DESTROY ALL PREVIOUS AND UN-REVISED COPIES OF THIS DRAWING. THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENT'S ONLY.  
BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

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DESIGNER'S RESPONSIBILITY:  
The designer shall be responsible for the design as submitted for review and meets the requirements set out in the Ontario Building Code to be a designer.

QUALIFICATION INFORMATION  
Required unless design is exempt under 2.11.1.1 of the Ontario Building Code  
Name: S. Gregory  
28925  
8528

REGISTRATION INFORMATION  
Required unless design is exempt under 2.11.1.1 of the Ontario Building Code  
Gregory Design  
30526  
8528

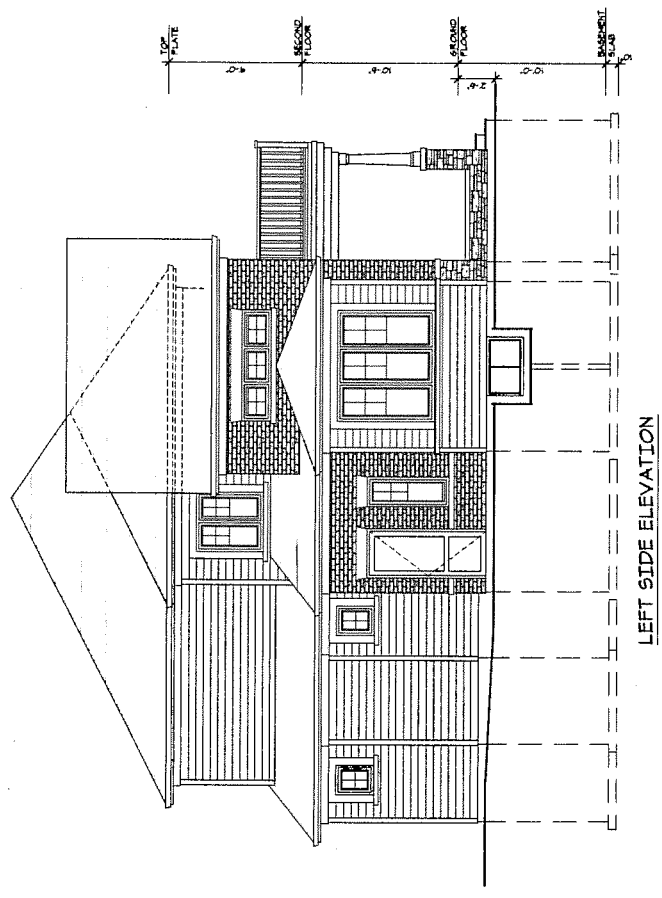
PROJECT TITLE  
HOUSE 2162  
11 PRINCESS STREET  
CITY OF MARKHAM



16 CHURCH STREET  
MARKHAM, ONTARIO L3R 2L6  
CELL: (416) 520-0776  
shane@gregorydesigngroup.net

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| DRAWN BY       | CHECKED BY   |
| S. Gregory     | R.G.         |

A-888



LEFT SIDE ELEVATION

GENERAL NOTES:  
 ALL CONSTRUCTION IS TO CONFORM TO SECTION "K" OF THE ONTARIO BUILDING CODE (LATEST EDITION).  
 CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.  
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 BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

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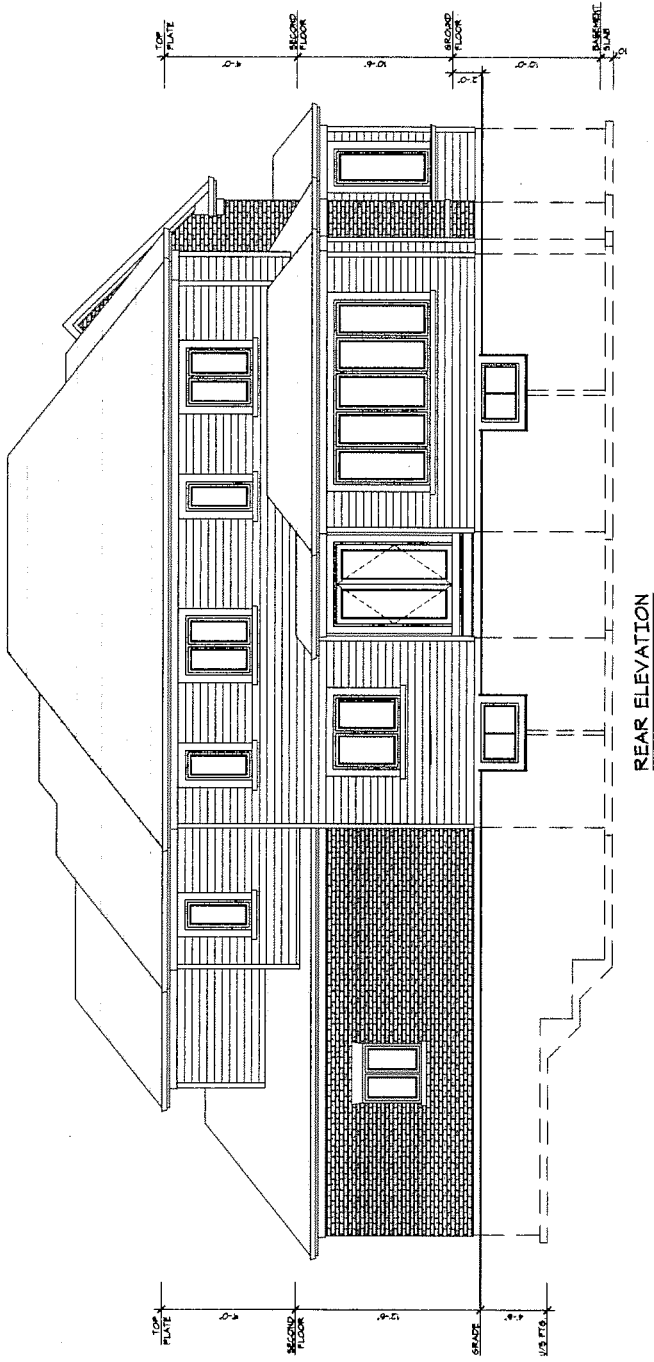
The undersigned has reviewed and accepts responsibility for his design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.  
 QUALIFICATION INFORMATION  
 Required unless design is exempt under 2.11.1.1 of the Ontario Building Code  
 REG. NO. 56635  
 NAME REGISTRATION INFORMATION  
 Required unless design is exempt under 2.11.1.1 of the Ontario Building Code  
 DESIGNER  
 FIRM NAME

PROJECT TITLE  
 HOUSE 2162  
 11 PRINCESS STREET  
 CITY OF MARKHAM



16 KINGSWAY STREET  
 MARKHAM, ONTARIO L3P 2L6  
 CELL: (416) 520-0719  
 shane@gregorydesigngroup.net

|                |              |
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| DRAWN BY       | CHECKED BY   |
| S.Gregory      | R.G.         |

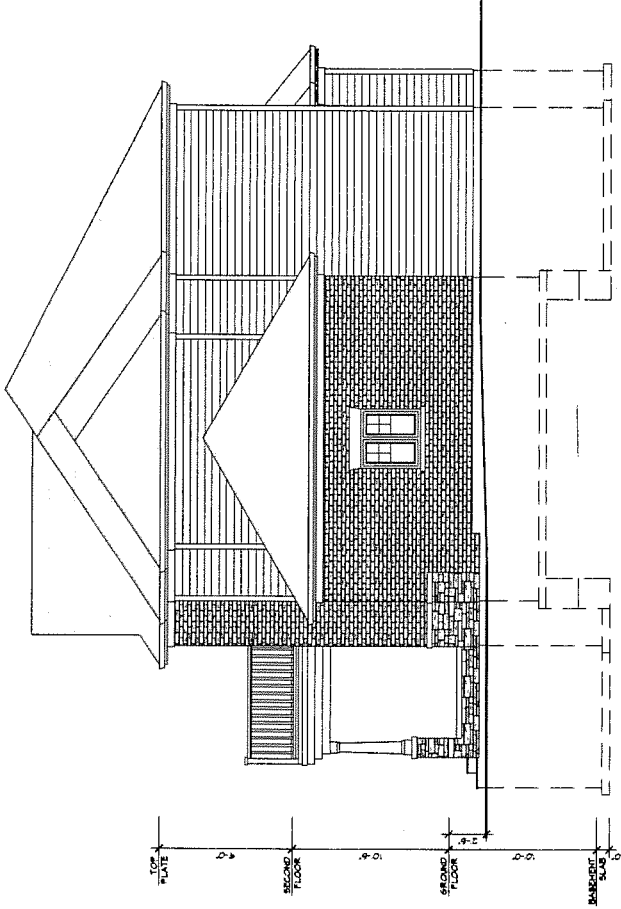


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 AUG 07 2019  
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 CITY OF MARKHAM

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AUG 07 2019

DEVELOPMENT SERVICES  
CITY OF MARKHAM



**GENERAL NOTES:**  
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 CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.  
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 BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

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The undersigned has reviewed and accepts responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

**QUALIFICATION INFORMATION**  
 Required unless design is exempt under 2.11.3.1 of the Ontario Building Code

NAME: S. GREGORY  
 DESIG: REGD  
 REGISTRATION INFORMATION:  
 Required unless design is exempt under 2.11.4.1 of the Ontario Building Code

Project Designer:  
 FIRM NAME: S. GREGORY DESIGN GROUP

**PROJECT TITLE**  
 HOUSE 2162  
 11 PRINCESS STREET  
 CITY OF MARKHAM



16 CUMBER STREET  
 MARKHAM, ONTARIO L3P 2L6  
 CELL: (416) 520-0710  
 shregorydesigngroup.net

SCALE: 1/8"=1'-0"  
 DATE: 08/07/19

PROJECT NUMBER: 2162-19

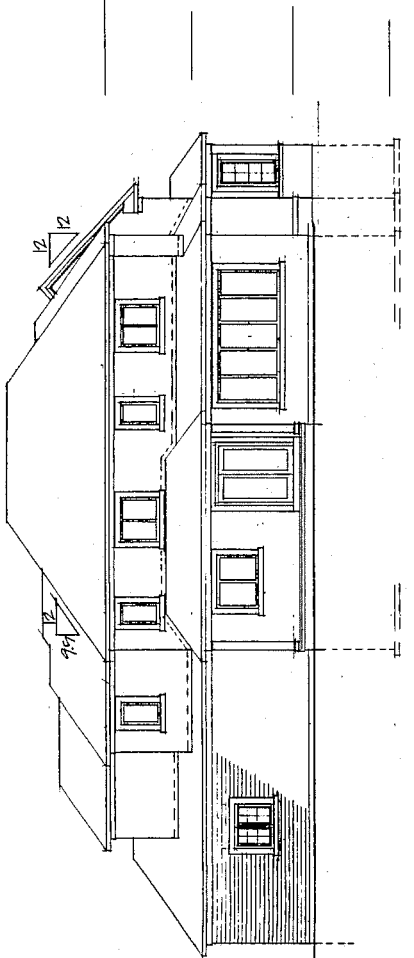
DRAWN BY: S. Gregory

CHECKED BY: R. G.

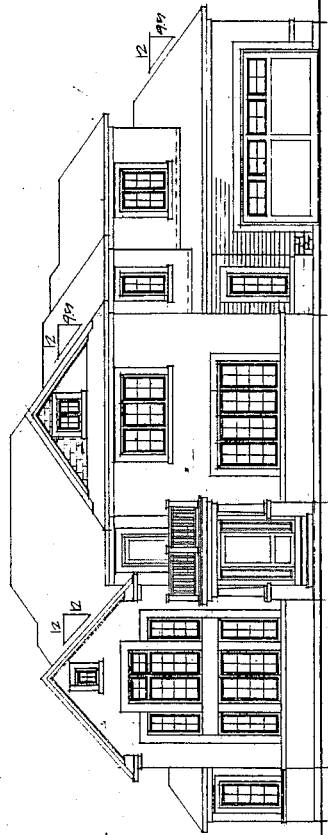
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**40**

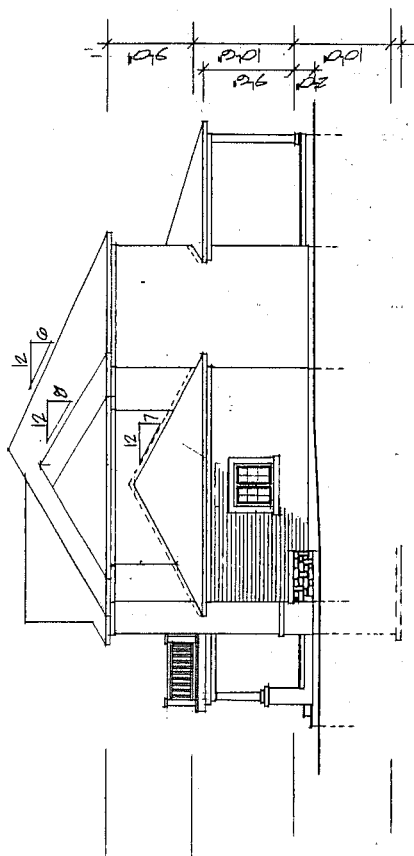




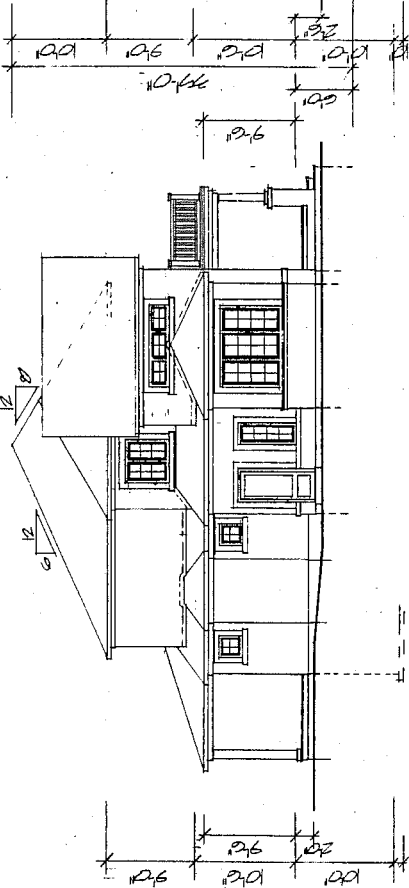
REAR ELEVATION - EAST



FRONT ELEVATION - WEST



SOUTH SIDE



NORTH SIDE

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| PROJECT:     | NEW HOUSE DESIGN<br>11 PRINKERS ST.<br>CITY OF MARIHAM |
| DESIGNER:    | THE GREGORY DESIGN GROUP                               |
| ADDRESS:     | 18 CHURCH STREET<br>MARIHAM, VA 23104                  |
| PHONE:       | (410) 730-4887   |
| EMAIL:       | rust@gregorydesigngroup.net                            |
| DATE:        | 2/14/19  |
| SCALE:       | 1/4" = 1'-0"   |
| PROJECT NO.: | 2140-19  |
| DRAWING NO.: | 77   |

Previous Elevations



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** George Duncan, Senior Heritage Planner

**DATE:** August 14, 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                        |
|---|---------------|--|
| 21 Colborne Street<br>Thornhill HCD     | HE 19 128431  | Siding repairs & exterior painting.          |
| 9064 Woodbine Avenue<br>Buttonville HCD | HE 19 127909  | Exterior restoration work.                   |
| 11 Pavilion Street<br>Unionville HCD    | HE 19 124693  | Window shutters.                             |
| 117 Main Street<br>Unionville HCD       | HE 19 127217  | Picket fence in rear yard.                   |
| 15 Library Lane<br>Unionville HCD       | HE 19 130395  | Peg sculpture on Unionville Library grounds. |

### 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:** August 14, 2019

**SUBJECT:** Delegated Approvals  
Building Permits, Demolition Permits & Sign Permits Approved by Heritage Section Staff

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

| Address                                 | Permit Number | Work to be Undertaken   |
|---|---------------|---|
| 32 John Street<br>Thornhill HCD         | 19 124514 HP  | Reconstruction of front veranda.  |
| 16 George Street<br>Markham Village HCD | 19 129335 HP  | Detached garage related to an approved Site Plan Control Application.                         |
| 16 George Street<br>Markham Village HCD | 19 129338 DP  | Demolition of existing detached garage relating to an approved Site Plan Control Application. |
| 6040 Highway 7<br>Markham Village HCD   | 19 129830 SP  | Commercial wall sign – ARAYA Sushi.   |

### Suggested Recommendation for Heritage Markham

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



*Architectural Review Sub-Committee  
of Heritage Markham*

**MEETING NOTES**  
**July 25, 2019**  
**Project Room, Civic Centre**

**Members Present:**

D. Nesbitt, Councillor R. McAlpine, D. Denby,  
A. Farr, E. Ellison, M. Cerone, P. Tiefenbach.

**Staff:**

George Duncan, Senior Heritage Planner  
Steven Brouwer, Urban Design

**Applicants:**

David Johnston, Architect, including his staff Dan Chen  
& Sunmi Choi.

**ITEM 1:**      **Project:**      Detached Garage & Poolside Washroom Cabana  
                  **Owner:**         Shahram Heidari & Ladislava Stahlova  
                  **Address:**       30 Colborne Street  
                  **District:**       Thornhill Heritage Conservation District  
                  **Application:** SPC 19 115724

*This item was referred to the Architectural Review Sub-Committee by Heritage Markham at its July 10, 2019 meeting, with authority to approve a recommendation on behalf of the Heritage Markham Committee.*

**Administrative Matters**

- The meeting was chaired by David Nesbitt. In response to a question, staff advised that all members of Heritage Markham can attend the Architectural Review Sub-Committee and therefore all members are invited and can vote on motions.
- The motion regarding 30 Colborne Street recorded in the minutes of July 10, 2019 did not state that the Architectural Sub-Committee had authority to approve a recommendation; however, all committee members present agreed that the verbal version of the motion did contain that recommendation. This can be corrected when the minutes of July 10, 2019 are approved at the next meeting of Heritage Markham.
- Heritage Section and Urban Design staff conducted a site visit on July 23, 2019 and met with the owner, architect, contractor and arborist to observe the proposed location of the cabana and look at the location of the servicing installed connected with the proposed washroom in the cabana. The purpose of the site visit was to provide the Architectural Sub-Committee with first-hand observations of conditions on-site, in lieu of a site visit by committee members (as requested by the owner through his agent).

### **Poolside Washroom Cabana**

- Heritage Section staff provided an overview of the project before the Committee and reported that the Zoning Examiner has been consulted and has confirmed that no variances are required for the cabana. The applicant has agreed to locate the cabana at the 3.6m distance from the adjacent locust tree required by Urban Design staff.
- The architect advised that the cabana has been reduced in size to approximately 7 feet by 11 feet, and its revised location and size will be shown on a revised site plan to be submitted to the City following this meeting.
- A committee member had photographs of part of the servicing for the proposed washroom in the cabana taken from outside of the property boundary. The committee did not examine these photographs in response to objections from the applicant's agent.

**Moved by Councillor R. McAlpine, seconded by M. Cerone**

**THAT the Architectural Sub-Committee not examine the photographs of servicing installed for the proposed pool cabana at 30 Colborne Street taken from outside of the property boundary.**

**Motion carried.**

- The Architectural Sub-Committee discussion focussed on the servicing for the pool cabana washroom and its location and potential impact on the mature locust tree.
- Urban Design staff advised that the servicing was installed in October of 2018 and that at the time it was determined that any damage to tree roots was not a threat to the survival of the tree. No major roots were severed. Remedial work including fertilization of the tree and selective root pruning was required in response to the servicing installation and the applicant's agent advised that this work will be undertaken shortly.
- Urban Design staff advised that if any extension of the servicing is required to position it in relation to the final location of the cabana, it will not have any significant impact on the roots of the locust tree.
- Urban Design staff noted that a financial security relating to tree preservation is in place for this project and will be held by the City for an extended period of time to ensure the trees have not been damaged by any site works. The mature trees will be monitored to observe if there are any impacts.
- Some members of the Committee expressed concern that the servicing work was done without the proper authorization from the City and work occurred within the tree protection zone which could have had a negative effect on the mature locust tree. They further commented that the City should have a more robust response to situations such as this, as a deterrent to doing work within tree protection zones.

Urban Design staff advised that the financial security is the main deterrent available to the City.

- The locust tree is valued at \$6,700 by the applicant's arborist report.
- There was also discussion about the pool equipment. This equipment will be located just north of the cabana and will not be housed within a structure.

**Moved by D. Denby, seconded by P. Tiefenbach,**

**THAT Heritage Markham has no objection to the location of the pool washroom cabana at 30 Colborne Street in its revised smaller size and location at the required 3.6m from the adjacent mature locust tree as a revision of the site plan reviewed by Heritage Markham at its meeting of July 10, 2019.**

**Motion carried.**

### **General Discussion of Enforcement of Tree Protection Zones**

- There was further discussion about how the City addresses violations of the tree protection areas, including that the tree by-law is under on-going review.
- There was a suggestion that this issue be brought back to Heritage Markham for consideration, not with respect to commenting on the subject application but in a more general way toward applications going forward.
- The following motion was passed:

**Moved by A. Farr, seconded by E. Ellison,**

**THAT Heritage Markham recommends that the City take a more robust approach to addressing violations of tree protection areas.**

**Motion carried.**



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Heritage Planner

**DATE:** August 14, 2019

**SUBJECT:** Committee of Adjustment Variance Application  
284 Main Street North, Markham Village Heritage Conservation District  
A/36/19

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**Property/Building Description:** 1-1/2 storey single detached dwelling constructed in 1883

**Use:** Residential

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

### **Application/Proposal**

- The owner has submitted an application to the Committee of Adjustment seeking permission to legalize an existing secondary residential unit located in the accessory building/garage at the rear of the property and to permit the existing driveway to be setback 0.0 ft. from the property line whereas the By-law requires a minimum setback of 4 ft. from the property line.

### **Background**

In July of 2010 Heritage Markham considered the request to permit the existing second residential unit in the rear yard accessory building and had no comment from a heritage perspective;

The requested variance to permit a reduced side yard setback for the existing driveway was not identified until after the July 10<sup>th</sup> 2019 meeting of Heritage Markham, and the variance is being considered by the Committee of Adjustment on the 14<sup>th</sup> of August concurrently with the Heritage Markham Meeting;

### **Staff Comment**

- Staff has no objection to the reduced setback of the driveway as it represents a site condition that has existed as early as 2002 based on photographs, and in the opinion of staff does not negatively impact the heritage character of the district;



- Staff recommends that Heritage Markham have no objection from a heritage perspective to the requested variance to permit the existing reduced side yard setback of the driveway from the property line at 284 Main Street North.

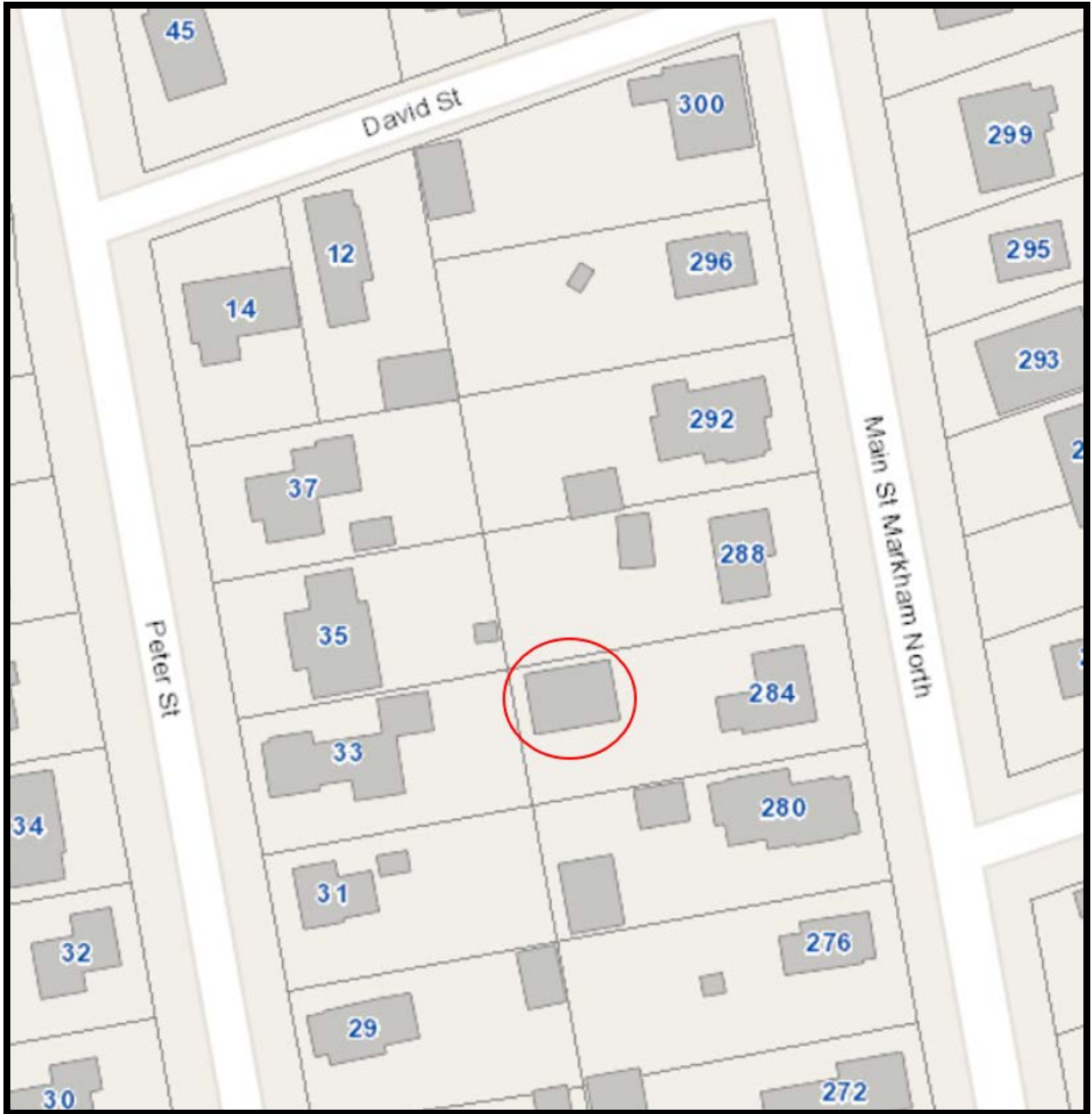
### **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection from a heritage perspective to the requested variance to permit the existing reduced side yard setback of the driveway from the property line at 284 Main Street North.

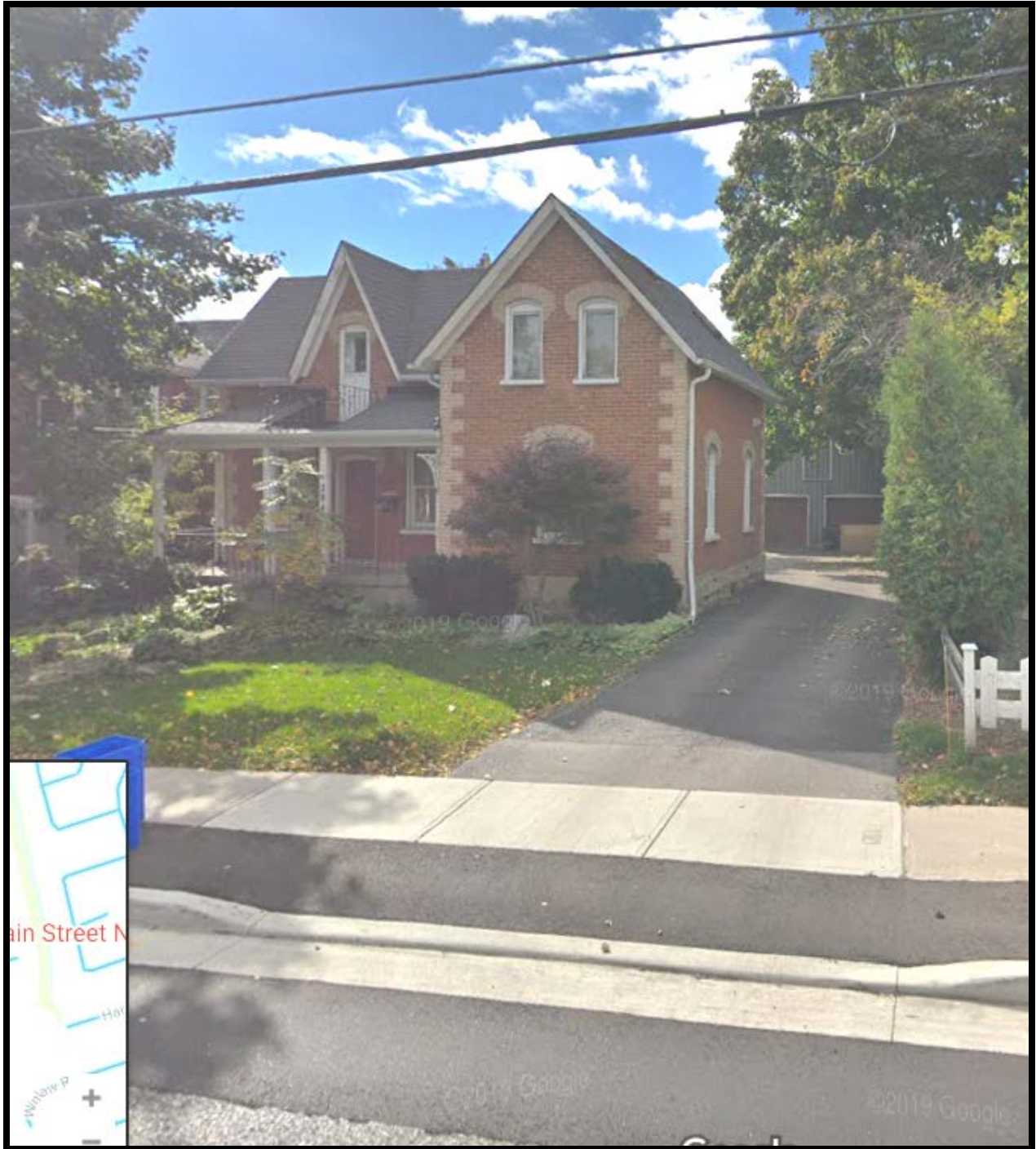
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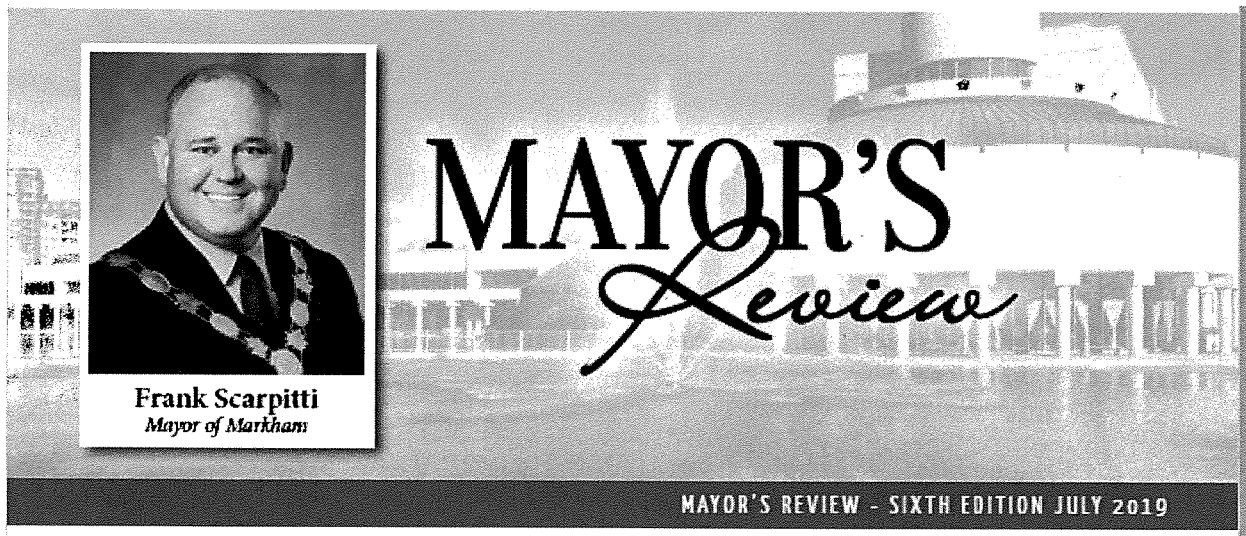
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284 Main Street North, Markham Village Heritage Conservation District



284 Main Street North, Markham Village Heritage Conservation District

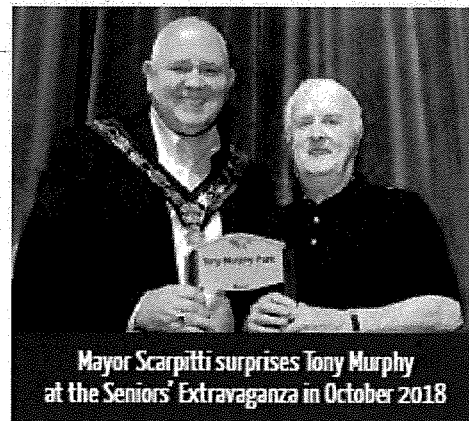


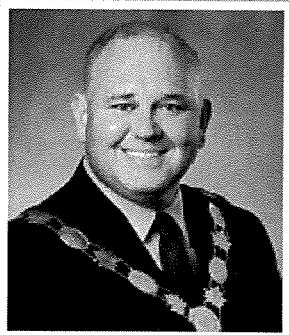


## #GreenMarkham

At the City of Markham, we are continuing to open warm welcoming spaces for all to enjoy, places of peace and sanctuary that add to the vibrancy of neighbourhoods. On July 6, we will dedicate Tony Murphy Park to a man who we owe a great deal of gratitude to; we thank him for his years of community service and for supporting and engaging seniors in our community, and especially through his work as producer of the annual Seniors Extravaganza.

That same day, we are officially opening William Cantley Park on Livante Court, beside Victoria Park Public School. On July 27, we will dedicate the McCowan Freeman Parkette, named after Warrant Officer Class II Alexander McCowan Freeman. He was attached to an R.A.F. bomber crew that was part of a mission destined for Stuttgart, Germany when his bomber was shot down over Soissons, France. This park also marks the unveiling of a new program that adds poppies to park signs named after our local heroes who valiantly served and sacrificed for this country.





Frank Scarpitti  
Mayor of Markham

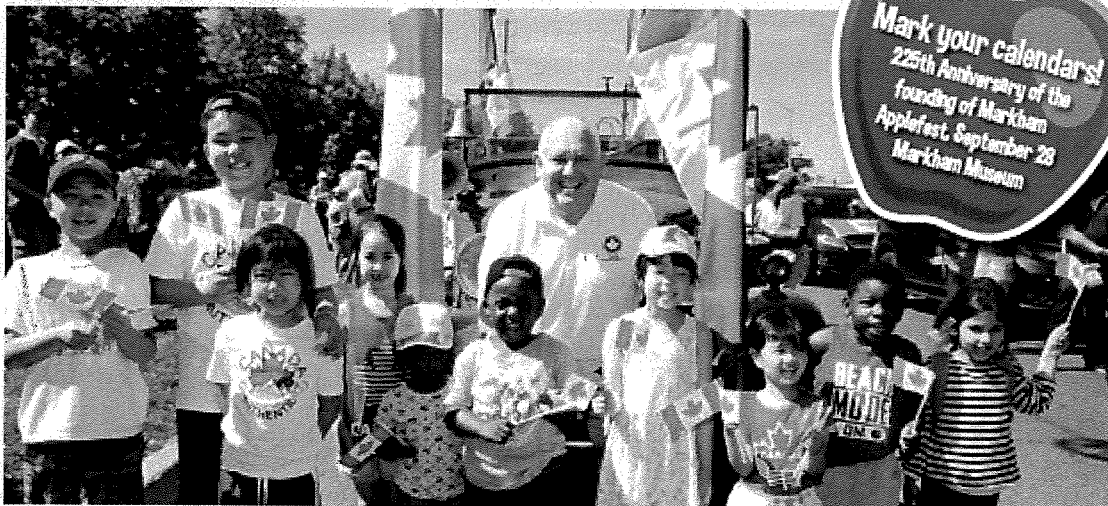
# MAYOR'S *Review*

MAYOR'S REVIEW - SIXTH EDITION JULY 2019

## A milestone year

This is a special year as we celebrate the 225th anniversary of the founding of Markham. We acknowledge that we walk upon the traditional territories of the Anishinaabe, Haudenosaunee and Huron-Wendat. We honour and cherish our heritage, never forgetting those who came before us and forged the way to where we are today. Markham has seen great transformation from those early days; it has evolved into a vibrant 21st century city.

Summer is a great time to enjoy all that Markham has to offer and a time to share in the experiences that unite us as a community. Markham's story - Canada's story - is about living in harmony, knowing what we have in common far outweighs what makes us different. No matter where in the world you hail from, Canada is home. Markham is home.





## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** George Duncan, Senior Heritage Planner

**DATE:** August 14, 2019

**SUBJECT:** Potential Change to Statement of Significance  
Robert Jarrot House  
15 Colborne Street  
Thornhill Heritage Conservation District

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### **Property/Building Description:**

- Robert Jarrot House, 1853, with rear addition c.1910 and west side addition, c.1969.

### **Use:**

- Residence.

### **Heritage Status:**

- A Class A heritage resource within the Thornhill Heritage Conservation District.

### **Application/Proposal:**

- At Heritage Markham's July 10, 2019 meeting staff was requested to explore the merits and process for designating the property under Part IV of the Ontario Heritage Act in order to protect the additions to the original dwelling.

### **Background:**

- When the Thornhill Heritage Conservation District was updated in 2007, the Building Inventory was also updated to include a Statement of Significance for each property of cultural heritage value or interest.
- The Statements of Significance listed exterior architectural features that embody the cultural heritage value.
- The approach at the time was to only list features relating to the oldest, historic portions of each heritage building, and rarely included additions.
- In some cases, the additions to the heritage buildings have value when they are especially compatible with the original building in terms of scale, materials, details and form.

- The 1958 addition to 30 Colborne Street is an example of an addition that could have been considered in the Statement of Significance for architectural and historical reasons. That addition was lost due, in part, to it not being identified as a character-defining feature.
- In the case of 15 Colborne Street, the c.1910 rear addition to the 1853 building is included in the Statement of Significance, but the one storey west side addition designed by the noted local architect B. Napier Simpson in 1969 is not listed among the character-defining features.

**Staff Comment:**

- Although Heritage Markham suggested that the property, already protected by Part V designation under the Ontario Heritage Act, be considered for designation under Part IV of the Act, staff is of the opinion that the amending of the Statement of Significance contained in the Thornhill Heritage Conservation District Plan is an appropriate mechanism to add additional features of cultural heritage value.
- Staff has contacted the property owner to ask if the change to the Statement of Significance is something that they would support. At the time of writing a response has not yet been received.
- The one storey west side addition is a simple gable-roofed structure built in the late 1960s, sympathetic in scale with the 1853 dwelling. It was altered in 1985 with a small gable-roofed extension at its front west end. Cultural heritage value, in the opinion of staff is limited to its association with B. Napier Simpson.
- Should the property owner and Heritage Markham support the amendment to the Statement of Significance, staff will prepare a report to the Development Services Committee to initiate the amendment process.

**Suggested Heritage Markham Recommendation:**

THAT Heritage Markham receive the staff memorandum concerning the potential amendment of the Statement of Significance for 15 Colborne Street for information pending consultation with the property owner.

Location Map





15 Colborne Street

*Napier Simpson addition is on the left*



Statement of Cultural Heritage Value or Interest

The stuccoed house at 15 Colborne Street, constructed c.1853. It was originally owned by Robert Jarrot, a joiner (a skilled carpenter that produces doors, windows and other finished woodwork). In the 1910s, the house was added to and remodelled with windows typical of the early 20<sup>th</sup> century. The house is representative of the early period of Thornhill's history as a rural mill village. The Jarrot House is a good example of a modest tradesman's house in the vernacular Georgian Tradition, with early 20<sup>th</sup> century remodelling as a later development. There is evidence remaining of peaked window heads, a feature associated with the Classic Revival style. The bellcast-roofed front verandah is a recent, but appropriate addition.

Description of Heritage Attributes

Exterior character-defining attributes that embody the cultural heritage value of 15 Colborne Street include:

- rectangular plan of original cottage
- rear addition from the 1910s
- one and a half storey height
- stucco wall finish
- gable roof
- brick fireplace chimney
- balanced 3-bay front with centre door
- wood windows with wood surrounds
- reproduction bellcast-roofed front verandah.