



Agenda
November 13, 2019
7:15 PM
Canada Room

**The Eleventh 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 November 13, 2019 Heritage Markham Committee agenda be approved.

**2. Minutes of the October 9, 2019
Heritage Markham Committee Meeting (16.11)**

Page 17

Extracts: R. Hutcheson, Manager of Heritage Planning

[Minutes](#)

See attached material.

Recommendation:

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

**3. Other Subject,
Doors Open Markham,
Heritage Markham Representative (16.11)**

Page 36

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

See attached memorandum.

Recommendation:

That Heritage Markham receive the staff memorandum about Doors Open Markham Organizing Committee and that _____ be appointed as a citizen committee member to serve on the organizing committee; OR

That Heritage Markham continue to be represented on the Doors Open Markham Organizing Committee by Councillor Reid McAlpine only at this time, until such time as a citizen member of Heritage Markham comes forward to volunteer.

4. **Financial Matters,** Page 38
2020 Heritage Markham Committee Budget (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
[Memorandum](#)
-

See attached memorandum.

Recommendation:

That Heritage Markham endorses a Heritage Markham budget for 2020 in the amount of \$7,480.00; and,

That the budget for 2020 be forwarded to the Director of Planning and Urban Design (Development Services Commission).

Part Two - Deputations

**5. Committee of Adjustment Variance Application,
 28 Church Street,
 Markham Village Heritage Conservation District,
 Proposed Addition to an Existing Heritage Dwelling (16.11)**

Page 43

File Number: A/92/19

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

Memorandum

Mr. Stefano DiGiulio of SDG Designs will be in attendance at 7:30 p.m.

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the requested variance to permit a Minimum Front Yard Setback of 2.23m (7ft.) for the minor relocation of the existing cultural heritage resource at 28 Church Street; and,

That Heritage Markham has no objection to the requested variances to permit a maximum building depth of 24.2m (79.3 ft.) and a maximum net floor area ratio of 46.1% for the addition to the existing heritage dwelling at 28 Church Street conditional upon the owner obtaining Site Plan Approval generally based on the design concept prepared by SDG Design on November 5, 2019; and,

That the Site Plan Control Application address the tree issue and any necessary protection requirements, and the following design revisions related to the proposed addition and restoration of the main house:

- Incorporation of some of the second storey room volumes within the roof structure to further reduce the height of the addition;
- the elimination of the shed roof over the rear slope of the heritage portion of the existing dwelling with the connecting link no higher than the ridge of the heritage roof;
- the deletion of the large wooden ornamental brackets at the peak of the gable roofs of the addition;
- deletion of the street facing gable above the garage; and
- replacement of the proposed Arts & Crafts front door in the heritage portion of the house with a historically appropriate, solid wood, six, or four panel door;

Part Three - Consent**6. Heritage Permit Applications, Page 59**

**Delegated Approvals: Heritage Permits,
38 Colborne Street, Thornhill HCD,
205 Main Street, Unionville HCD,
17 Maple Street, Unionville HCD,
33 Joseph Street, Markham Village HCD,
34 Main Street North, Markham Village HCD (16.11)**

File Numbers: HE 19 137859

HE 19 138161

HE 19 137648

HE 19 137651

HE 19 138677

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 or Sign Permit Application,
Demolition Permit Application,
Delegated Approvals: Building, Demolition and Sign Permits,
30 Colborne Street, Thornhill HCD,
8966 Woodbine Avenue, Buttonville HCD,
11 Princess Street, Markham Village HCD,
151 Main Street, Unionville HCD,
175 Main Street, Unionville HCD,
70 Karachi Drive, Individually Designated (16.11)**

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File Numbers: 18 255929 HP

19 135126 AL

19 133557 DP

19 120840 SP

19 136465 SP

19 134589 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

See attached memorandum.

Recommendation:

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

8. **Information,
Ministry of Heritage, Sport, Tourism and,
Culture Industries (16.11)**

Page 62

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham Committee receive the information on the changes to the Ministry responsible for cultural heritage resources.

- Page 64
- 9. Information,**
Architectural Conservancy of Ontario (ACO) Heritage Awards (16.11)
 Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Senior Heritage Planner
-
- [Memorandum](#)

See attached memorandum.

Recommendation:

That Heritage Markham Committee congratulates George Duncan, local author (and Markham's Senior Heritage Planner) on winning the 2019 Stephen A. Otto Award for Scholarship from the Architectural Conservancy of Ontario for his book "*Unionville – A Village in the City*".

- Page 66
- 10. Site Plan Control Application (Re-circulation),**
2968 Elgin Mills Road,
Semi-Detached Dwellings,
Victoria Square Community (16.11)
 File Number: SC 14 109571
 Extracts: R. Hutcheson, Manager of Heritage Planning
 R. Cefaratti, Senior Planner
-
- [Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That based on the streetscape drawings, Heritage Markham has no further comments on the proposed development at 2968 Elgin Mills Road from a Heritage Perspective.

- 11. Request for Feedback,**
195 Main Street North,
Markham Village Heritage Conservation District,
Proposed Demolition of a Non-Heritage Detached Garage (16.11)
 Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner

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[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to a future demolition permit application for the existing one and one half storey detached accessory building at 195 Main Street N.

- 12. Site Plan Control Application,**
180 Main Street North, Markham Village,
Proposed Commercial Parking Lot and,
Addition to Heritage House (16.11)
 File Number: SPC 19 134808
 Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner

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[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the proposed 10 space parking lot layout for 180 Main Street N. prepared by Stevens Burgess Architects Ltd. in May 2019; and,

That Heritage Markham has no objection to the proposed one storey addition to the existing heritage building and concrete barrier free ramp prepared by Stevens Burgess Architects Ltd. in May 2019, subject to the minor improvements identified by staff; and,

That final review of the site plan application and any necessary development application required to approve the plans prepared by Stevens Burgess Architects Ltd. in May 2019 be delegated to Heritage Section Staff; and further,

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

- 13. Information,
15 Colborne Street, Thornhill Heritage Conservation District,
Council Approval – Amendment to the Robert Jarrot House,
Statement of Cultural Heritage Value or Interest (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Extract](#)

See attached material.

Recommendation:

That Heritage Markham receive as information.

- 14. Heritage Permit Application,
185 Main Street Unionville,
Unionville Heritage Conservation District,
Proposed Seating Area (16.11)**

File Number: HE 19 137681

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

[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the proposed re-landscaping of the public lands identified in the Heritage Permit application HE 19 137681; and

That any further review, including furniture selection, be delegated to Heritage Section staff.

15. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Correspondence](#)

See attached material.

Recommendation:

That the following correspondence be received as information:

- a) Architectural Conservancy of Ontario: ACORN Magazine, Fall 2019 (Staff has full copy)
- b) Ontario Barn Preservation: Notice of a presentation on November 29, 2019 in Stratford
- c) Society for the Preservation of Historic Thornhill: Newsletter, November 2019 (Staff has full copy)

Part Four - Regular

- 16. Site Plan Control Application,
377 Main Street North,
Addition to a Commercial Building,
Markham Village Heritage Conservation District (16.11)**
File Number: Pending
Extracts: R. Hutcheson, Manager of Heritage Planning
F. Hemon-Morneau, Project Planner
-

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[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham supports the proposed alterations to the Type C commercial building at 377 Main Street North from a heritage perspective subject to the applicant entering into a site plan agreement containing the standard conditions regarding colours, materials, etc, and the shutters being a traditional louvered design.; and,

That if any variances are found to be required in order to implement the project during the circulation of the application to Zoning, that the application be brought back to the Heritage Markham Committee for further review and comment.

17. **Request for Feedback,** Page 114
7111 Reesor Road,
Proposed Stone-Coated Metal Panel Roof,
The Robert Milroy House (16.11)
 Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner

[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham would prefer a traditional metal roofing type such as a standing seam roof or corrugated, galvanized metal panels or sheets as opposed to the proposed stone clad metal panels for the Robert Milroy House; and,

That Heritage Markham has no objection to re-roofing the Robert Milroy in an appropriate metal roof for the following reasons:

- The Milroy House is isolated from other buildings;
- The Milroy House is not visible from the public realm;
- The existing asphalt shingles of the Milroy House are not a listed heritage attribute of the building; and
- The alteration is reversible.

18. **Zoning By-law Amendment Application,** Page 120
Official Plan Amendment Application,
347 Main Street North, Markham Village,
Proposed Townhouse Development (16.11)
 File Number: Plan 19 123533
 Extracts: R. Hutcheson, Manager of Heritage Planning
 P. Wokral, Senior Heritage Planner

[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

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

That Heritage Markham has no objection from a heritage perspective to the proposed Second Empire architectural style of the townhouses subject to some architectural design revisions; and,

That Heritage Markham has no objection from a heritage perspective to the proposed Official Plan Amendment to permit 3 storey townhouses as it relates to the proposed Second Empire architectural style; and further,

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

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**19. Request for Feedback,
17 Euclid Street, Unionville Heritage Conservation District,
Proposed Skylights (16.11)**

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

[Memorandum](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the addition of three skylights on the rear roof slopes of the barn at 17 Euclid Street subject to the skylights being flat in profile, coloured to match the roof, placed out of street view and the applicant obtaining the necessary permit from the City.

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 2020
- 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

Part Six - New Business

Heritage Markham Committee Meeting
City of Markham
October 9, 2019
Canada Room, Markham Civic Centre

Members

Graham Dewar, Chair
Maria Cerone
Ken Davis
Doug Denby
Anthony Farr
Shan Goel
Councillor Keith Irish
Councillor Reid McAlpine
David Nesbitt
Jennifer Peters-Morales
Councillor Karen Rea

Regrets

Evelin Ellison
Paul Tiefenbach

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 7:20 PM by asking for any disclosures of interest with respect to items on the agenda.

Anthony Farr disclosed an interest with respect to Item # 4 (38 Colborne Street, Thornhill HCD), by nature of being the neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

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1. Approval of Agenda (16.11)

A) Addendum Agenda

- 28 Wales Avenue, Markham Village HCD
- 28 Church Street, Markham Village HCD
- 9286 Kennedy Road, George Hunter House
- Proposed Changes to the Provincial Policy Statement (PPS), Cultural Heritage Policy

B) New Business from Committee Members

Recommendation:

That the October 9, 2019 Heritage Markham Committee agenda be approved, as amended.

CARRIED

**2. Minutes of the September 11, 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 September 11, 2019 be received and adopted.

CARRIED

**3. Demolition Permit Application,
Request for Demolition, Barn Complex, North Markham Planning District,
10988 Warden Avenue (16.11)**

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

Memorandum

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

Gabriel Wong, Manager of Capital Delivery & Engineering of York Region and Fang Li from Property Services, York Region advised that options for repurposing the barn were reviewed, as requested by Heritage Markham at the June 2019 Heritage Markham meeting.

A presentation was given by consultants Christienne Uchiyama of Letourneau Heritage Consulting Inc. and Ryne Cameron of Tacoma Engineers, with the findings from their heritage impact assessment, condition assessment and feasibility study. It was noted that the building was not in compliance with current Ontario Building Code standards and to bring it up to code, R. Cameron provided a high level budget figure of \$1 million. To demolish the barn and salvage elements such as the timber and rubble stone foundation to be reused by others would cost approximately \$50,000.

Discussion ensued regarding the physical state of the barn. It was noted that most vacant barns would be in a similar state of disrepair and that consideration should be given to preserve at least some of them in our community.

G. Wong confirmed that the property was intended to be used by York Region as a road maintenance facility and it would not be feasible to retain and incorporate the barn into the proposed facility.

Recommendations:

That in consideration of the findings of the condition assessment and heritage impact assessment studies undertaken on behalf of the Region of York, Heritage Markham does not oppose the demolition of the barn complex at 10988 Warden Avenue subject to the applicant agreeing to undertake the following:

- 1) A commitment to salvage selected elements of the barn complex to incorporate into one of the proposed new buildings on the property (such as the office) or possibly as decorative landscape features;

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2) A commitment to advertise the availability of the barn structures/materials (that are not needed for #1) for possible re-use elsewhere to avoid the materials going to landfill; and

3) Agreeing through the Site Plan Control application process, to provide a Markham Remembered interpretive plaque describing the history of the site, to be installed in a visible location on the property.

And;

That a copy of the Heritage Impact Assessment be provided to the Markham Museum for their archives.

CARRIED

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4. **Heritage Permit Applications,
38 Colborne Street, Thornhill HCD,
Fred Varley Drive between Fonthill Blvd & Main Street, Unionville HCD,
175 Main Street, Unionville HCD,
88 James Scott Road, Markham Village, HCD,
328 Main Street North, Markham Village, HCD,
123 Main Street North, Markham Village, HCD,
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 19 134345

HE 19 133732

HE 19 133736

HE 19 133344

HE 19 134351

HE 19 135201

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Anthony Farr disclosed an interest with respect to Item # 4 (38 Colborne Street, Thornhill HCD), by nature of being the neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

Recommendation:

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

CARRIED

**5. Building Permit Application,
39 Artisan Trail, Individually Designated, Victoria Square Community,
Delegated Approvals: Building Permits (16.11)**

File Number: 19 129786 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Recommendation:

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

CARRIED

**6. Tree Removal Application,
15 Colborne Street, Thornhill HCD,
Delegated Approvals: Tree Removal Permits (16.11)**

File Number: 19 132387 TREE

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Recommendation:

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

CARRIED

7. **Site Plan Control Application,
123 Main Street Unionville,
Proposed Two Storey Detached Accessory Building/Garage (16.11)**
File Number: SPC 19 136253
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
-

[Memorandum](#)

Recommendations:

That Heritage Markham has no objection from a heritage perspective to the proposed two storey, detached rear yard garage/accessory building provided that the second storey dormers are architecturally treated in the same manner as the dormers on the existing heritage dwelling; and,

That final review of the Site Plan application and any other development application required to permit the proposed garage/accessory building be delegated to Heritage Section staff; and further,

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding windows, materials colours, etc.

CARRIED

**8. Site Plan Control Application,
4031 Sixteenth Avenue,
James McLean House/Briarwood Farm (16.11)**

File Number: SPC 19 134919

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

Memorandum

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

A deputation was given by Ann Woods, a resident of Normandale Road, the neighbouring street to the property. She expressed concern regarding the heritage house being moved from its original site and inquired about the new distance between the proposed dwelling and the fence line of the Normandale Road properties, as well as the height of the proposed dwelling, noting that the Normandale homes would lose some of their privacy. She also noted that the new houses were large and not reflective of the neighbourhood. A. Woods also requested a timeline for commencing the project and during what stage the heritage house would be relocated.

Representatives of the developer, James Koutsovitis, planning consultant and Joan Burt, the architect, were present to respond to inquiries. The planning consultant clarified that the Ontario Municipal Board settlement approved the relocation of the heritage house, and advised that the height of the new houses and distance to the property line were within the commitment of the OMB decision, being less than 11 meters in height and 3 meters from the property line. The developer intends to start the work this year.

In response to queries from the Committee, Joan Burt advised that the basement depth would be 10 feet and the exterior cladding on the new addition would be brick similar to the buff brick trim on the existing heritage home and limestone with some trim.

A. Woods inquired about tree preservation. G. Duncan advised that he would connect Ms. Woods with the City planner managing the file.

Recess was taken from 8:24 p.m. to 8:32 p.m. to allow staff to find the OMB Terms of Settlement in the file.

Staff advised that the minutes of the settlement were reviewed which included a zoning bylaw amendment with a height limitation of 11 meters and stipulations for the front, side and backyard setbacks. No stipulation was made on the size of the dwellings as long as they were within the limitations.

The Committee remarked on the heritage of the existing house and that moving it would affect its context.

Recommendations:

That Heritage Markham supports the Site Plan Control application (including the restoration plan) for the James McLean House at 4031 16th Avenue from a heritage perspective subject to the applicant entering into a Site Plan Agreement containing the usual conditions relating to colours, materials, etc. and the following:

- The above ground exposed foundation of the heritage building is to be faced with existing fieldstone attached to the new concrete block foundation walls(as proposed), but the fieldstone treatment should be inset in line with the brick above so that it does not protrude;
- The above ground exposed foundation of the relocated heritage building should generally reflect the existing condition;
- The side veranda and front porch features should be relocated intact with the building; and,

That Heritage Markham has no objection to the removal of the later east side addition and the later rear addition.

CARRIED

9. **Zoning By-Law Amendment Application,
Plan of Subdivision,
3151 Elgin Mills Road East, Berczy Glen/Victoria Square Community,
Thomas Frisby Jr. House (16.11)**
File Number: ZA/SU 18 181743
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Kitagawa, Project Manager
-

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that this was a positive instance of maintaining a heritage house on its original property.

Recommendations:

That Heritage Markham supports the revised Mattamy-Roman draft plan of subdivision, which includes the retention of the Thomas Frisby Jr. House on its original site; and,

That Heritage Markham recommends that the standard Heritage Conditions of Draft Approval be included in the approval of the Mattamy-Roman Draft Plan of Subdivision application; and further,

That Heritage Markham has no comment on the Mattamy-Rinas draft plan of subdivision, which does not contain any built cultural heritage resources.

CARRIED

**10. Special Events,
Doors Open Markham 2019 Event Report (16.11)**

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

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and noted that the event was a success, with the greatest number of visits since inception in 2003.

Appointment of a Heritage Markham representative to the organizing committee was deferred to the November 2019 Heritage Markham meeting.

Recommendation:

That Heritage Markham receive the staff memorandum about the 2019 Doors Open Markham event.

CARRIED

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**11. Committee of Adjustment Variance Application,
Minor Variance Application,
272 Main Street North Markham Village, HDC (16.11)**

File Number: A/105/109

Extracts: R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

J. Leung, Secretary-Treasurer, Committee of Adjustment

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo, noting that the garage in the rear yard had 5 bays and was likely used for business operation in the past.

The Committee expressed concern regarding the existing pavement of the rear yard. G. Duncan advised that a comment would be put in the staff report.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham recommends that some of the hard surface landscaping in the rear yard be removed and replaced with soft landscaping.

Recommendation:

That Heritage Markham has no comments regarding the application to legalize the existing second residential unit in the dwelling at 272 Main Street North, Markham Village; and

That Heritage Markham recommends that a portion of the hard landscaping in the rear yard be removed and replaced with soft landscaping.

CARRIED

**12. Heritage Designation,
7482 Highway 7, Cornell Community Heritage Designation,
William Reynolds House (16.11)**

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

[Memorandum](#)

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

Recommendation:

That Heritage Markham recommends that staff contact the property owner of 7482 Highway 7 to advise them of the committee's interest in recommending this property for designation under Part IV of the Ontario Heritage Act, and to ask the owner to re-tenant the building to help keep it secure; and,

That Heritage Markham supports the preparation of a Statement of Significance to use in a future heritage designation by-law; and further,

That a recommendation to designate the property be considered by Heritage Markham after the preparation of the Statement of Significance and contact with the property owner.

CARRIED

**13. Official Plan Amendment Application,
7739 9th Line Box Grove,
Proposed Zoning By-law Amendment to Facilitate a Future Severance and
Building Lot (16.11)**

File Number: PLAN 19 126535

Extracts: R. Hutcheson, Manager of Heritage Planning

A. Malik, Planner

Memorandum

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He advised that when considering a severance, it was desirable to retain a lot for the heritage house that allowed space for a future addition or amenities.

The Committee commented that the existing lot was similar in size to the neighbouring lots. Staff noted that the frontage for the heritage house lot would be created facing 14th Avenue and the width of the property would be similar to the other lots fronting on 14th Avenue.

Recommendation:

That Heritage Markham has no objection to the proposed By-law Amendment designed to facilitate the proposed severance of the subject property in accordance with the conceptual Site Plan prepared by Sean Toussi on June 27, 2019, and to legalize the site specific conditions of the existing heritage dwelling; and,

That Heritage Markham recommends that a Hold provision be placed on the Zoning By-law Amendment with a condition that the Hold provision can only be removed if the property is designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement agreement with the City.

CARRIED

14. Consideration of Markham Remembered Plaques for Economic/Industrial, Heritage Sites (16.11)

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

Memorandum

Councillor McAlpine requested that this matter be placed on the agenda for discussion to consider the commemoration of Markham's economic/industrial history.

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and noted that the current budget for Heritage Markham included the cost of two (2) plaques, however, if supported this work would have to be incorporated into staff's 2019/2020 work program and may take a number of months to complete.

Recommendation:

That Heritage Markham Committee requests staff to undertake the necessary research to prepare the materials for two City-sponsored Markham Remembered plaques for the former site of the Massey Ferguson Research Farm and Romandale Farms.

CARRIED

Heritage Markham Minutes

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**15. Site Plan Control Application,
28 Wales Avenue, Markham Village HCD (16.11)**

File Number: SC 18 232302

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 stated that consideration should be given to the precedent being set if the Committee supported an amendment to the condition of the Site Plan Agreement.

Ms. H. Cotterill, owner of 28 Wales Avenue, was in attendance and advised that she would prefer to treat the posts with a stain rather than paint them. In response to inquiries from the Committee, she stated that the posts were structural support posts and were 8"x8" in size. It was suggested that the existing posts could be retained with appropriate decorative elements added to them to reflect a more traditional approach.

Recommendation:

That Heritage Markham does not support the existing porch posts on the addition to the house at 28 Wales Avenue, and recommends that the design of the posts be based on historic Markham examples and finished with an appropriate solid colour paint or stain as specified in the owners Site Plan Agreement with the City and in accordance with the guidelines regarding painting contained in the Markham Village Heritage Conservation District Plan.

CARRIED

**16. Committee of Adjustment Variance Application,
28 Church Street, Markham Village HCD
Proposed Two Storey Addition (16.11)**

File Number: A/92/19

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
Justin Leung, Committee of Adjustment

Memorandum

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

The applicant, Mr. Ken Wong, was in attendance.

The applicant's representative, Stefano DiGiulio of SDG Designs, was in attendance and advised of the efforts made to preserve the form and prominence of the heritage house. He also noted that the owners of the neighbouring property, 24 Church Street, provided a letter of support regarding the design and size of the proposed addition. The letter was provided to the Committee Clerk.

A deputation was made by James Therien, the owner of 32 Church Street, who expressed concern regarding the size and depth of the proposed addition.

The Committee commented that the proposed addition was not in keeping with the housing size for the heritage district and was not acceptable for the neighbourhood. Concern was expressed regarding the hard surface coverage and potential water run-off affecting the neighbouring lots.

The applicant was in attendance and requested details on what the Committee would deem acceptable. The Committee suggested building within the bylaw limits and speaking with Staff for their recommendations.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham recommends that the Applicant submit a revised proposal for Staff to review, and that the meeting with the Committee of Adjustment be deferred until a new design is submitted to Heritage Markham. Mr. DiGiulio agreed to contact the Committee of Adjustment and request a deferral.

Recommendation:

That Heritage Markham recommends that the Applicant submit a revised proposal for Staff to review, and that the meeting with the Committee of Adjustment be deferred until a new design is submitted to Heritage Markham.

CARRIED

**17. Zoning By-Law Amendment Application,
9286 Kennedy Road,
George Hunter House(16.11)**

File Number: PLAN 19-256209

Extracts: R. Hutcheson, Manager of Heritage Planning

Memorandum

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo regarding a temporary use by-law for a portable on the property.

Discussion ensued regarding the protection or maintenance of the existing heritage house to prevent further deterioration. Staff advised that the deteriorated at the rear (west side) portion could be removed as the owners had previously secured approval to remove it. If the addition was removed, the exposed wall would have to be made good to prevent water penetration.

Recommendation:

That Heritage Markham Committee has no comment on the zoning by-law amendment from a heritage perspective; and

That Heritage Markham Committee requests that the deteriorated rear portion of the house be removed and the exposed wall made good to be water tight and secure.

CARRIED

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**18. Information,
Proposed Changes to the Provincial Policy Statement,
Cultural Heritage Policy (16.11) |**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee, summarizing the pertinent changes to heritage policies and definitions, and outlining how they may impact the Heritage Planning program in Markham.

Recommendation:

That Heritage Markham Committee receive the material on changes to the PPS as information.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 10:40 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: November 13, 2019

SUBJECT: SPECIAL EVENTS
Doors Open Markham
Heritage Markham Representative

Markham has held a Doors Open event each year since 2003 as part of Doors Open Ontario, a province-wide program under the administration of the Ontario Heritage Trust. The event is organized by a Council-appointed committee of citizens assisted by two members of Council and City staff. The event showcases sites of historical, architectural and cultural significance.

Heritage Markham has in the past had one or two members serve on the Doors Open Organizing Committee because of the heritage content of the event. Currently, Councillor Reid McAlpine has the dual role of representing both Council and Heritage Markham on the committee.

The committee meets once a month in the evening from January to November, with a focus on event planning. Committee members also participate on event day as site coordinators. The more sites that are featured, the more site coordinators/committee members are needed.

In the past two years the position of Heritage Markham citizen representative on the Doors Open Markham Organizing Committee has been difficult to fill. Staff recommend that this vacant position be filled if possible to give Heritage Markham a greater role in the organization of the 2020 Doors Open Markham event, which is now just beginning to be planned (2020 Doors Open Markham, September 12, 2020).

Suggested Heritage Markham Recommendation:

THAT Heritage Markham receive the staff memorandum about Doors Open Markham Organizing Committee and that _____ be appointed as a citizen committee member to serve on the organizing committee; OR

THAT Heritage Markham continue to be represented on the Doors Open Markham Organizing Committee by Councillor Reid McAlpine only at this time, until such time as a citizen member of Heritage Markham comes forward to volunteer.

File Path:

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MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: November 13, 2019

SUBJECT: Heritage Markham Committee Budget 2020

Please find attached a draft Heritage Markham budget for **2020**
Please review for discussion purposes at the meeting. Please ensure that staff has captured the committee's anticipated budget requirements for 2020.

When approved by the committee, this budget will be submitted to the Director of Planning and Urban Design. The Heritage Markham budget forms part of the Development Services Commission operating budget.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham endorses a Heritage Markham budget for 2020 in the amount of \$7,480.00;

AND THAT the budget for 2020 be forwarded to the Director of Planning and Urban Design (Development Services Commission).

**HERITAGE MARKHAM COMMITTEE
PROPOSED BUDGET - 2020**

	Approved Budget	Proposed Budget
	2019	2020
1. Public Education and Special Events		
a) Thank You Gifts	80.00	50.00
b) Purchase of Bronze Designation Plaques	1,500.00	1,500.00
c) Purchase of Interpretive Plaques	2,800.00	2,800.00
d) Awards of Excellence Program & Ceremony	1,000.00	1,000.00
e) Display Supplies	50.00	50.00
f) Community Education	<u>2000.00</u>	<u>500.00</u>
SUB TOTAL	\$7,430.00	\$5900.00
2. General Expenses		
a) Membership Renewals	320.00	320.00
b) Books/Subscriptions	100.00	100.00
c) Meeting Refreshments	180.00	180.00
d) Year End Reception	<u>250.00</u>	<u>250.00</u>
SUB TOTAL	\$850.00	\$850.00
3. Technical Workshops/ Training for Volunteers		
a) Registration/ Eligible Expenses	<u>\$2,000.00</u>	<u>3,000.00</u>
SUB TOTAL	\$2,000.00	\$3,000.00
TOTAL	\$10,280.00	\$7,480.00

1. Public Education and Special Events

(a) Thank you Gifts

Retiring members are usually presented with a small thank you gift (book) at the Heritage Markham Year End Reception. Two member's terms expire in 2020. \$50.00 has been allocated (2 x \$25).

(b) Designation Plaque Acquisition

The average cost for the individual designation plaque is approximately \$400.00-500.00 each. We have budgeted for 3 plaques for 2020 at a cost of \$1500.00

(c) Interpretive Plaques – Markham Remembered

Occasionally, there are sites in the community that would benefit from a Markham Remembered interpretive plaque. Heritage Markham attempts to secure Markham Remembered plaques as part of development applications, but there are times in which this is not possible. A 11x17 inch baked enamel, Markham Remembered plaque with photo costs approximately \$1,400.00 each including installation. It is recommended that we budget for two potential plaques for 2020 at a cost of \$2,800.00.

(d) Awards of Excellence Program and Ceremony

Ceremony was held in December 2017. We didn't have a ceremony in 2018 due to the election. Normally this event is held every 2 years. It should have been held in 2019, but Heritage Markham suggested it be moved to 2020. Therefore, a budget allocation is required for award certificates and framing, printing the brochure, refreshments, etc.

(e) Display Materials

Heritage Markham usually participates in a number of special events (e.g. Heritage Week, local celebrations). An allocation of \$50.00 for display supplies is requested (e.g. photo enlargement, labels, glue, etc.).

(f) Community Education

There may be a need for more community education regarding the role of Heritage Markham and the heritage program in Markham. This may include meeting with local groups, distributing heritage info handouts to the business community by volunteers, display booth

at the libraries, etc. In addition, Heritage Markham has on occasion hosted a number of plaque unveilings in the community. An allocation of \$500.00 is recommended in 2020.

2. General Expenses

(a) Membership Renewals

Heritage Markham to maintain its memberships in the following organizations:

- National Trust of Canada (\$60.00),
- Community Heritage Ontario-Provincial Association (\$75.00),
- Toronto Region Architectural Conservancy (\$45.00),
- Ontario Historical Society (\$45.00),
- Society for the Preservation of Historic Thornhill-SPOHT (\$50.00),
- Markham Historical Society (\$10.00).
- Unionville Historical Society (\$10.00)
- Contingency for inflation: \$25.00

A budget of \$320.00 is requested for membership renewals.

(b) Books/Subscriptions

The proposed allocation covers the renewal of heritage magazine subscriptions as well as the purchase of technical books for the Committee. \$100.00 has been allocated.

(c) Meeting Refreshments

Often Heritage Markham meetings are 2-4 hours in duration so soft drinks and water have been supplied. Refreshments at a cost of \$15 per meeting is suggested. Total Meeting Refreshment budget request for 2020 is \$180.00

(d) **Year End Reception**

To acknowledge the volunteer efforts and the numerous hours provided by Committee members in dealing with complicated and often controversial subject matter, a year end reception is held at the last meeting of the year (or first meeting in following year but charged to the 2020 budget). Catering cost - \$250.00

3. Technical Workshop/ Training

(a) **Registration and Eligible Expenses**

Heritage Markham members are encouraged to attend workshops and technical training seminars to further their knowledge of heritage conservation initiatives. Workshops and sessions are sponsored by organizations such as Community Heritage Ontario (Provincial Conference), National Trust of Canada, Architectural Conservancy of Ontario and its chapters, and the Ontario Historical Society.

In 2020, Markham will be hosting the Ontario Heritage Conference for ACO, CHO and OAHP in May. All members of Heritage Markham should be attending at approximately \$300/per member. An allocation of \$3,000.00 is requested to assist in the registration costs for interested members.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: November 13, 2019

SUBJECT: Committee of Adjustment Variance Application
28 Church Street, Markham Village Heritage Conservation District
The Wilson-Bull House
File #: A/92/19

Property/Building Description: 1 storey single detached dwelling constructed c. 1855

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'B' building (important in terms of contextual value and supports and helps define the character of the district).

Application/Proposal

- The owner of the property wishes to:
 - demolish the rear, non-heritage portion of the existing dwelling,
 - relocate the heritage portion of the house slightly to the east and north on a new foundation;
 - restore the heritage house to its original 19th century appearance;
 - close the existing driveway on the east side of the property and construct a new driveway on the west side of the property; and
 - construct a new two storey addition to the heritage which would increase the size of the proposed dwelling to 4,122 ft²;
- Although the owner has not submitted a Site Plan Control application for the proposed addition, they have submitted a variance application to the Committee of Adjustment in support of the proposed addition now seeking a total of three variances to permit:
 - a maximum building depth of 24.18m (79.33 ft.), whereas the By-law permits a maximum building depth of 16.8 m (55.12 ft.);
 - a maximum floor area ratio of 46.1 percent, whereas the By-law permits a maximum floor area ratio of 45 percent;

- a minimum front yard setback of 2.13 m (7 ft.), whereas the By-law requires a minimum front yard setback of 7.62 m (25 ft.).
- The applicant has submitted detailed elevations and a site plan in support of the variance application as a concept plan.

Background

- The owner would like to reposition the existing heritage dwelling further from the front property line because the front porch of the existing house is right on the property line and has sustained damage in the past from snow clearing of the sidewalk. However, the proposed repositioning of the house would still reflect the historical relationship of the house with neighbouring dwellings;
- A 65cm diameter walnut tree located just inside the neighbouring property to the east, and identified as being in fair health, but of poor structure is proposed to be removed to construct the addition. The neighbours to the east were previously in support of the removal of the tree, but have since retracted their support and would like to retain the tree;
- The applicant submitted their application to the Committee of Adjustment in September of 2019 originally requesting 5 variances to the By-law;
- The requested variances were reviewed by Heritage Markham on October 9th and were not supported by the Committee. See the Oct 9th minutes attached to this meeting agenda for further details.
- The applicant has agreed to defer the Committee of Adjustment hearing until November 28, 2019 and has significantly revised the design of the addition so that it now complies with the maximum lot coverage and maximum building height of the By-law.
- The applicant has also reduced the scope of two of the remaining variances by reducing the requested maximum building depth from 29.4 m (96.6 ft.) to 24.2m (79.3 ft.) a difference of 5.2m (17 ft.), and the requested maximum net floor area ratio from 51.3 % to 46.1 % which represents a reduction of 419 square feet;
- The applicant has also proposed a further reduction in the minimum front yard setback and is now requesting 2.23m (7 ft.) rather than 2.43m (8 ft.).

Staff Comment

- Demolition of Portions of the House
 - There is no objection to the proposed demolition of the rear portion of the existing house that is of modern construction.
- Restoration Approach
 - The proposed restoration approach for the exterior of the heritage portion of the house is supportable, subject to a change to the front door design. The linkage between the remaining heritage portion and the new addition still needs further refinement.
- Relocation of House
 - There is no objection to the proposed repositioning of the heritage portion of the house and therefore the requested variance to permit a minimum front yard setback of 2.23m (7 ft.);

- Building Depth and Floor Area Ratio
 - Based on the revisions to the design, the requested variances to permit a maximum building depth of 24.2m whereas the By-law permits a maximum building depth of 16.8m, and a maximum net floor area ratio of 46.1% whereas the By-law permits a maximum net floor area ratio of 45%, can be supported subject to further design modification and obtaining Site Plan Approval as part of a Site Plan Control Application;
 - This opinion is based on:
 - the proposed form of the addition which is preferable from a heritage perspective because it aims to keep the higher portions of the addition as far away from the smaller heritage portion of the house as possible;
 - the designer moving the heritage building and addition one foot closer to the front property line;
 - The reduced height of the two storey portion of the house and how the designer has purposely set back the second storey portion of the addition beyond what is required by the By-law;
 - 3.4m (11 ft.) of the proposed building depth is the result of an unenclosed rear porch and the front veranda;
 - The 5.2m (17 ft.) reduction in the building depth from the previous proposal.
 - The neighbouring dwelling to the east receiving a similar variance to permit a maximum building depth of 20.0m (65.7 ft.).
- Tree Issue
 - The City's Urban Design has indicated that they want to see the walnut tree on the neighbouring property retained, and will therefore require a 4 m diameter tree protection zone to do so. This would necessitate modification of the proposed building envelope by moving the proposed addition further to the west.
- Design Modifications
 - The design of the addition will be further reviewed as part of a Site Plan Control Application.
 - Staff still recommends some revisions to the design such as:
 - incorporating some of the second storey room volumes within the roof structure to further reduce the height of the addition;
 - the elimination of the shed roof over the rear slope of the heritage portion of the existing dwelling with the connecting link no higher than the ridge of the heritage roof;
 - the deletion of the large wooden ornamental brackets at the peak of the gable roofs of the addition;
 - deletion of the street facing gable above the garage;
 - replacement of the proposed Arts & Crafts front door in the heritage portion of the house with a historically appropriate, solid wood, six, or four panel door;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the requested variance to permit a Minimum Front Yard Setback of 2.23m (7ft.) for the minor relocation of the existing cultural heritage resource at 28 Church Street;

THAT Heritage Markham has no objection to the requested variances to permit a maximum building depth of 24.2m (79.3 ft.) and a maximum net floor area ratio of 46.1% for the addition to the existing heritage dwelling at 28 Church Street conditional upon the owner obtaining Site Plan Approval generally based on the design concept prepared by SDG Design on November 5, 2019; and

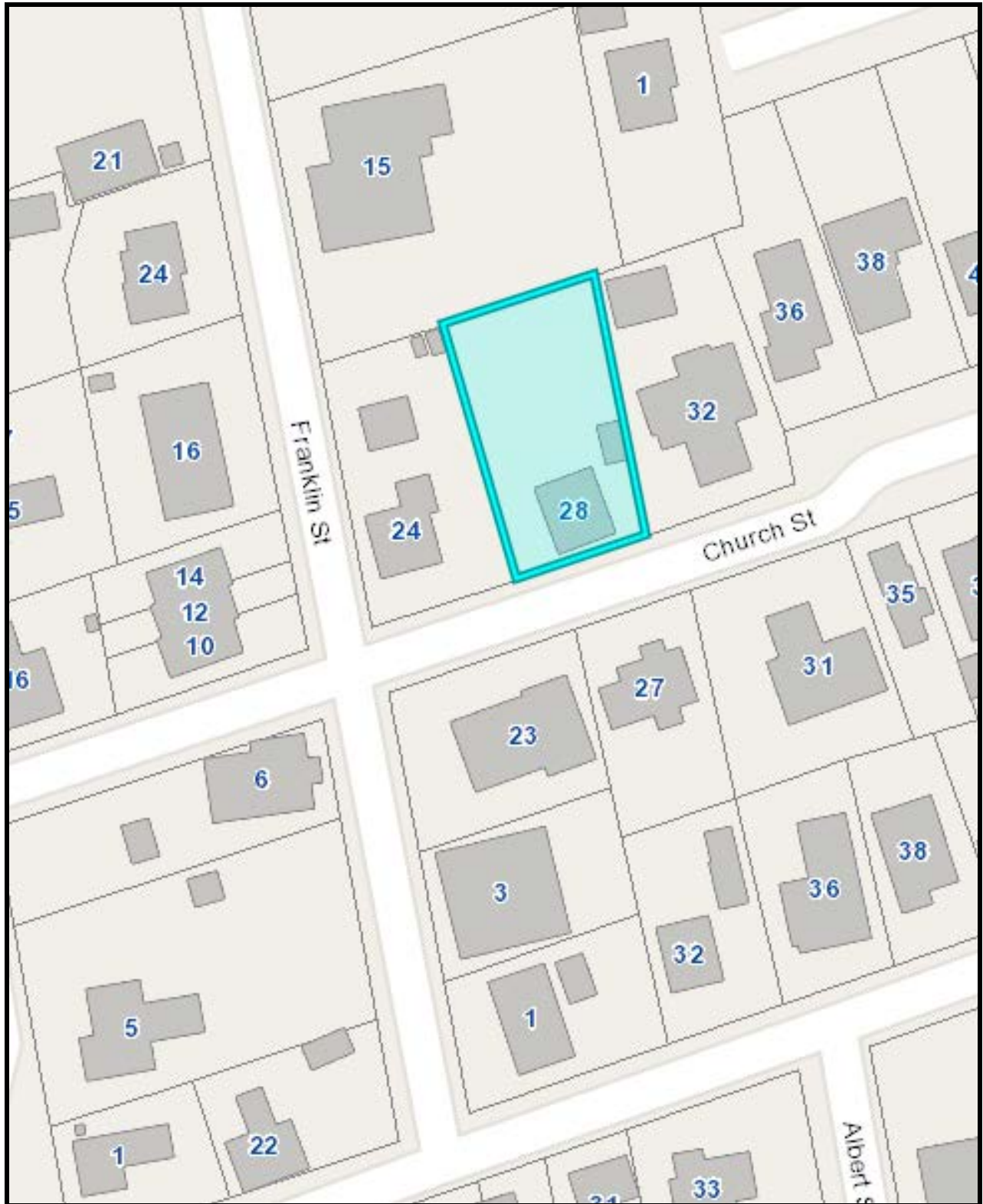
THAT the Site Plan Control Application address the tree issue and any necessary protection requirements, and the following design revisions related to the proposed addition and restoration of the main house:

- Incorporation of some of the second storey room volumes within the roof structure to further reduce the height of the addition;
- the elimination of the shed roof over the rear slope of the heritage portion of the existing dwelling with the connecting link no higher than the ridge of the heritage roof;
- the deletion of the large wooden ornamental brackets at the peak of the gable roofs of the addition;
- deletion of the street facing gable above the garage; and
- replacement of the proposed Arts & Crafts front door in the heritage portion of the house with a historically appropriate, solid wood, six, or four panel door;

File:28 Church Street

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28 Church Street, Markham Village Heritage Conservation District

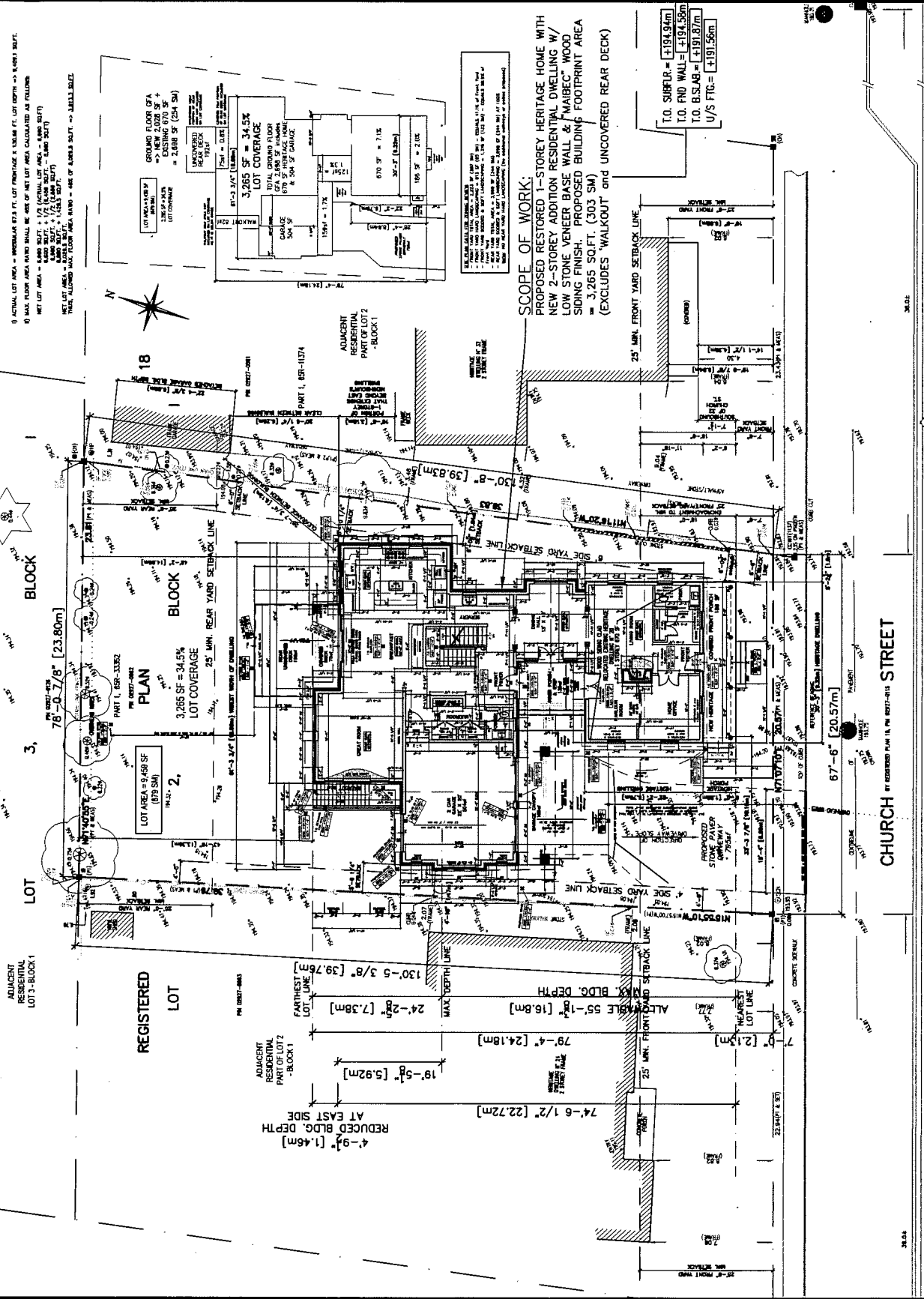


28 Church Street, Markham Village Heritage Conservation District



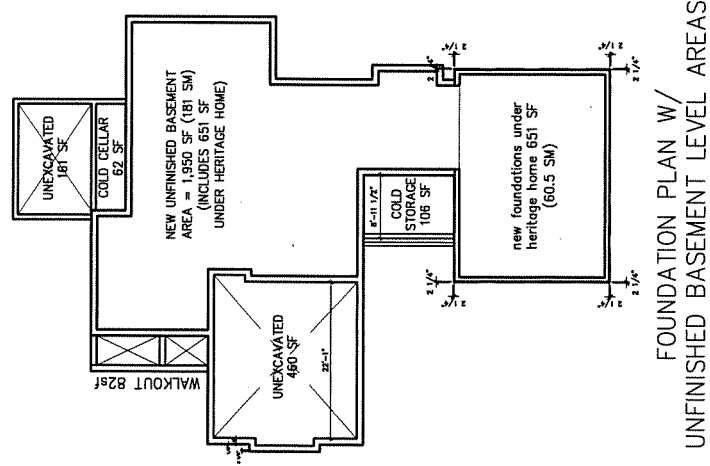
PROJECT PROPOSED CUSTOM HOME 28 CHURCH STREET, MARKHAM, ON L3P 2L8 PROJECT NO. 18-080		SUBJECT "THE WONG RESIDENCE" - HERITAGE CUSTOM HOME PROPOSED SITE PLAN W/ NEW OVERALL HOME (1:200) ISSUED FOR : C.O.A. HEARING REFER TO ASK-1 to ASK-12 DWC No. ASK-3 REVISED	DRAMA BY: SDC ISSUE DATE: 05 NOV 2019 SCALE: 1 : 200	PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE
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sdg design
CUSTOM HOMES & ADDITIONS
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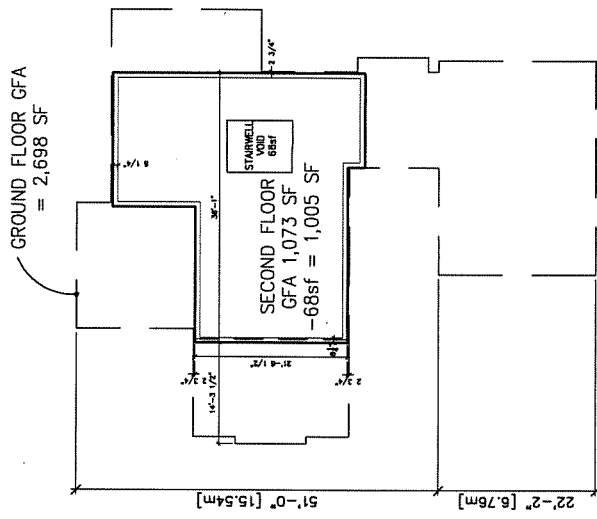


LOT COVERAGE & GFA NOTES FOR C.O.A. MINOR VARIANCE REVIEW:

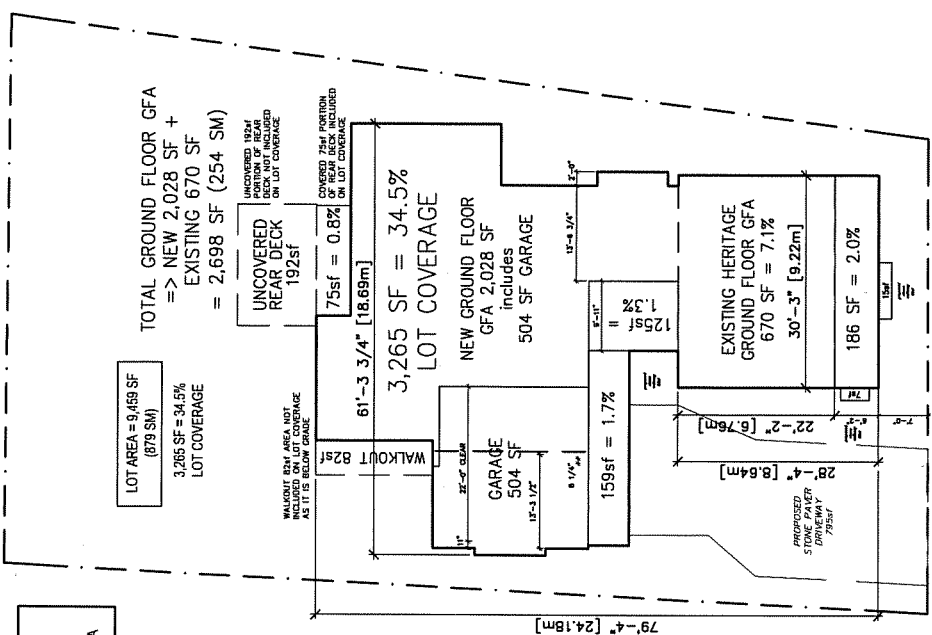
- 1) HERITAGE DWELLING + RESTORED PORCH & STEPS = 878 SF = 9.3% OF LOT COVERAGE
- 2) EXISTING HERITAGE DWELLING 670 SF FOOTPRINT CONTRIBUTES 8.3 % OF THE 46.1% GFA
- 3) PROPOSED NEW DWELLING GFA (Ground + 2nd) 3,033 SF CONTRIBUTES 37.8 % OF THE 46.1% GFA



1) ACTUAL LOT AREA = IRREGULAR 67.5 FT. LOT FRONTAGE X 130.66 FT. LOT DEPTH => 9,459.1 SQ.FT.
 II) MAX. FLOOR AREA RATIO SHALL BE 45% OF NET LOT AREA CALCULATED AS FOLLOWS:
 NET LOT AREA = 6,600 SQ.FT. + 1/2 (ACTUAL LOT AREA - 6,600 SQ.FT.)
 6,600 SQ.FT. + 1/2 (9,459 SQ.FT. - 6,600 SQ.FT.)
 6,600 SQ.FT. + 1/2 (2,859 SQ.FT.)
 6,600 SQ.FT. + 1,429.5 SQ.FT.
 NET LOT AREA = 8,029.5 SQ.FT.
 THUS, ALLOWED MAX. FLOOR AREA RATIO = 45% OF 8,029.5 SQ.FT. => 3,613.3 SQ.FT.

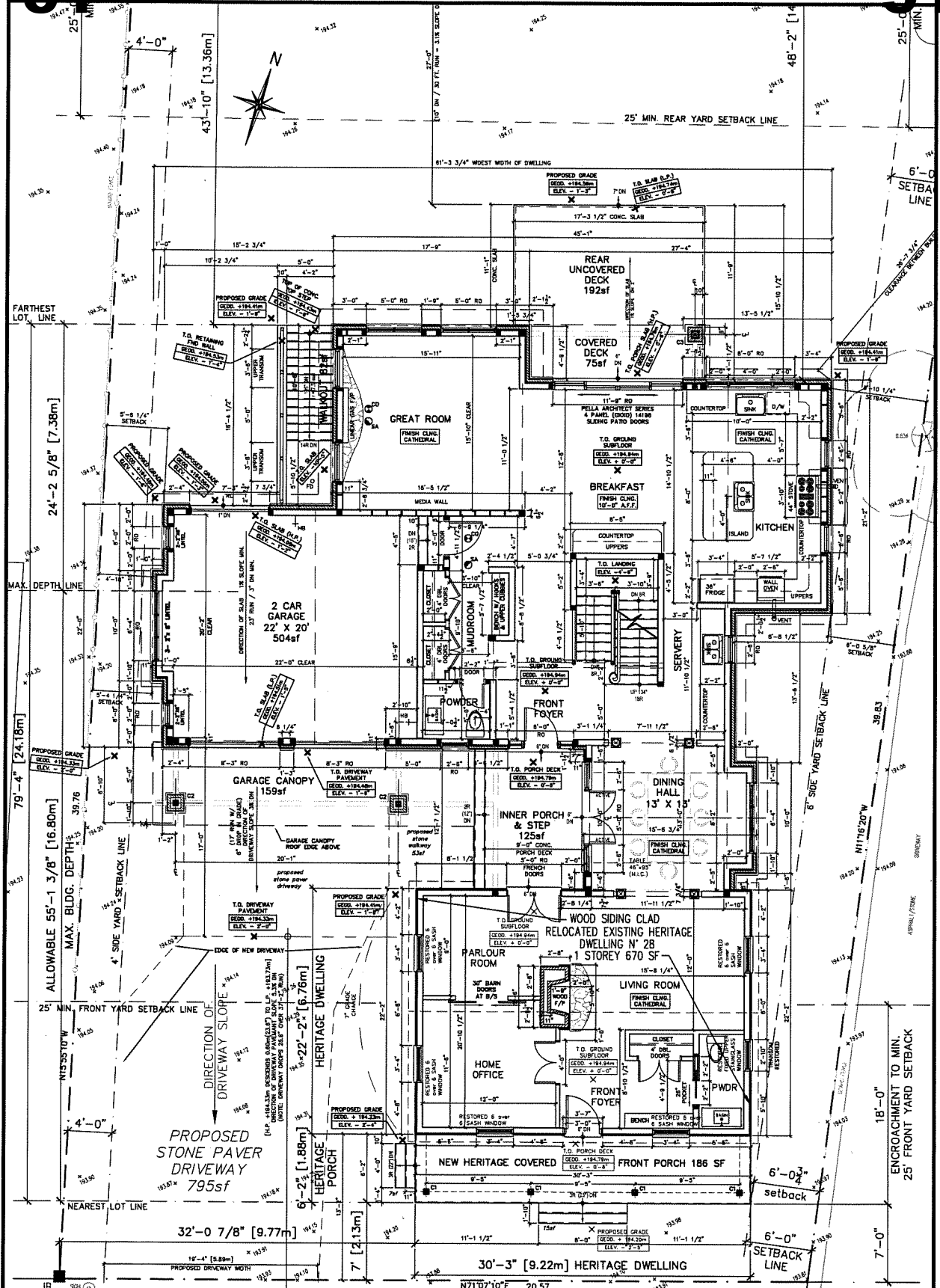


GROUND FLOOR SECOND FLOOR
 TOTAL GFA = 2,698 SF + 1,005 SF
 = 3,703 SF (344 SM)
 => 3,703 SF / 8,029.5
 = 46.1%



TOTAL GROUND FLOOR GFA
 => NEW 2,028 SF +
 EXISTING 670 SF
 = 2,698 SF (254 SM)

<p>CUSTOM HOMES & ADDITIONS 416.909.4452 34 ELM STREET MARKHAM, ONT., L3P 2V5 CELL 416-909-4452 FAX 905-201-2275 sgd@sdgdesign.com</p>	PROJECT PROPOSED CUSTOM HOME 28 CHURCH STREET, MARKHAM, ON L3P 2L8	PROJECT No. 18-080
	SUBJECT 'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME AREA CALCULATIONS OF PLANS - DATA SUMMARY	REFER TO ASK-1 TO ASK-12 ISSUED FOR : C.O.A. HEARING DMC. No. ASK-14 REVISED
DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: NOT TO SCALE	PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE	



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PROJECT **PROPOSED CUSTOM HOME**
 28 CHURCH STREET, MARKHAM, ON L3P 2L8

SUBJECT **'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME**
PROPOSED DWELLING GROUND FLOOR PLAN

DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1/8" = 1'-0"

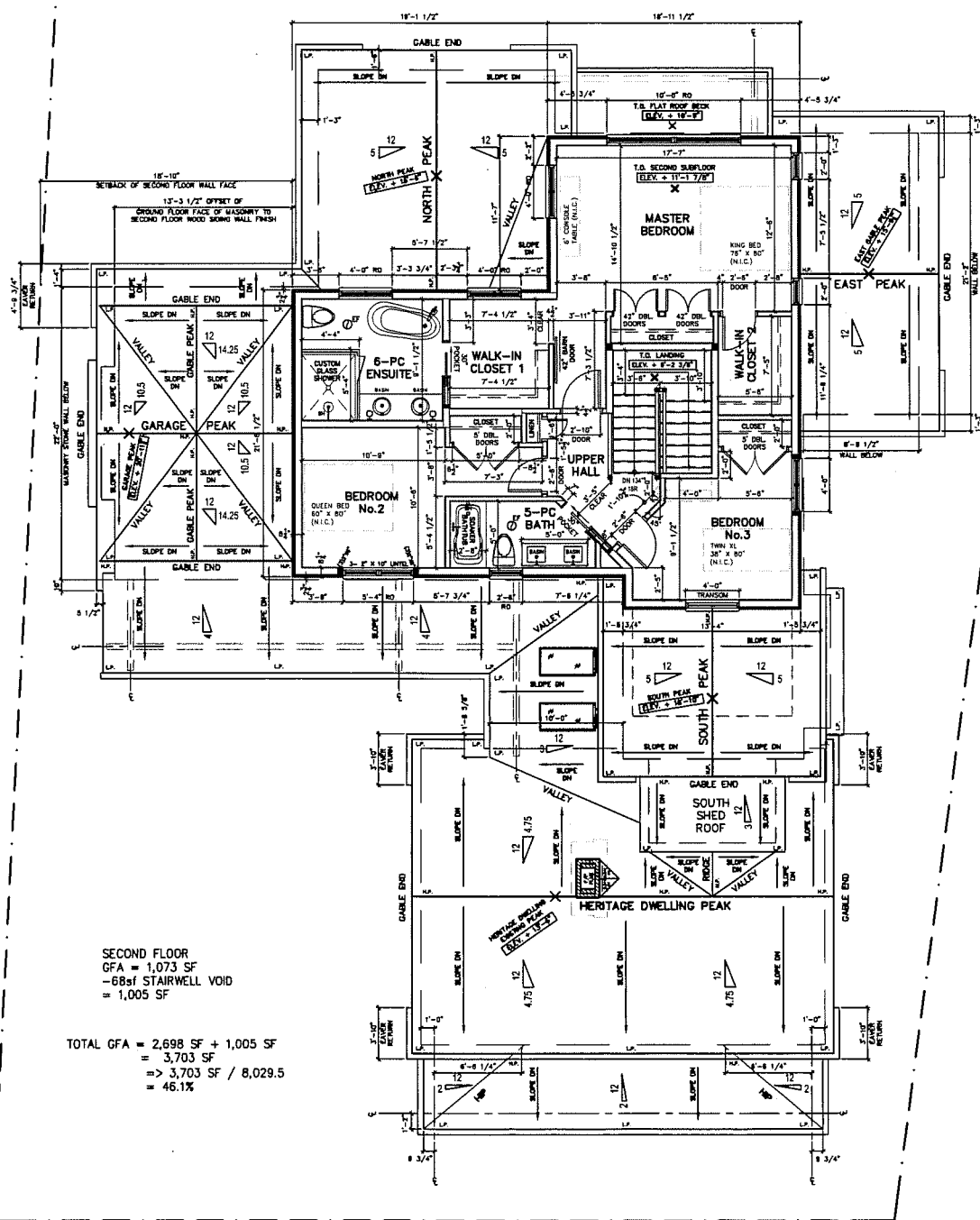
PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

PROJECT No. **18-080**

REFER TO ASK-1 to ASK-12

ISSUED FOR: C.O.A. HEARING

DWG. No. **ASK-6 REVISED**



SECOND FLOOR
 GFA = 1,073 SF
 -68sf STAIRWELL VOID
 = 1,005 SF

TOTAL GFA = 2,698 SF + 1,005 SF
 = 3,703 SF
 = > 3,703 SF / 8,029.5
 = 46.1%

sdg design
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PROJECT **PROPOSED CUSTOM HOME**
 28 CHURCH STREET, MARKHAM, ON L3P 2L8

SUBJECT **'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME**
PROPOSED DWELLING SECOND FLOOR PLAN

DRAWN BY: SDG | ISSUE DATE: 05 NOV 2019 | SCALE: 1/8" = 1'-0"

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

PROJECT No. **18-080**

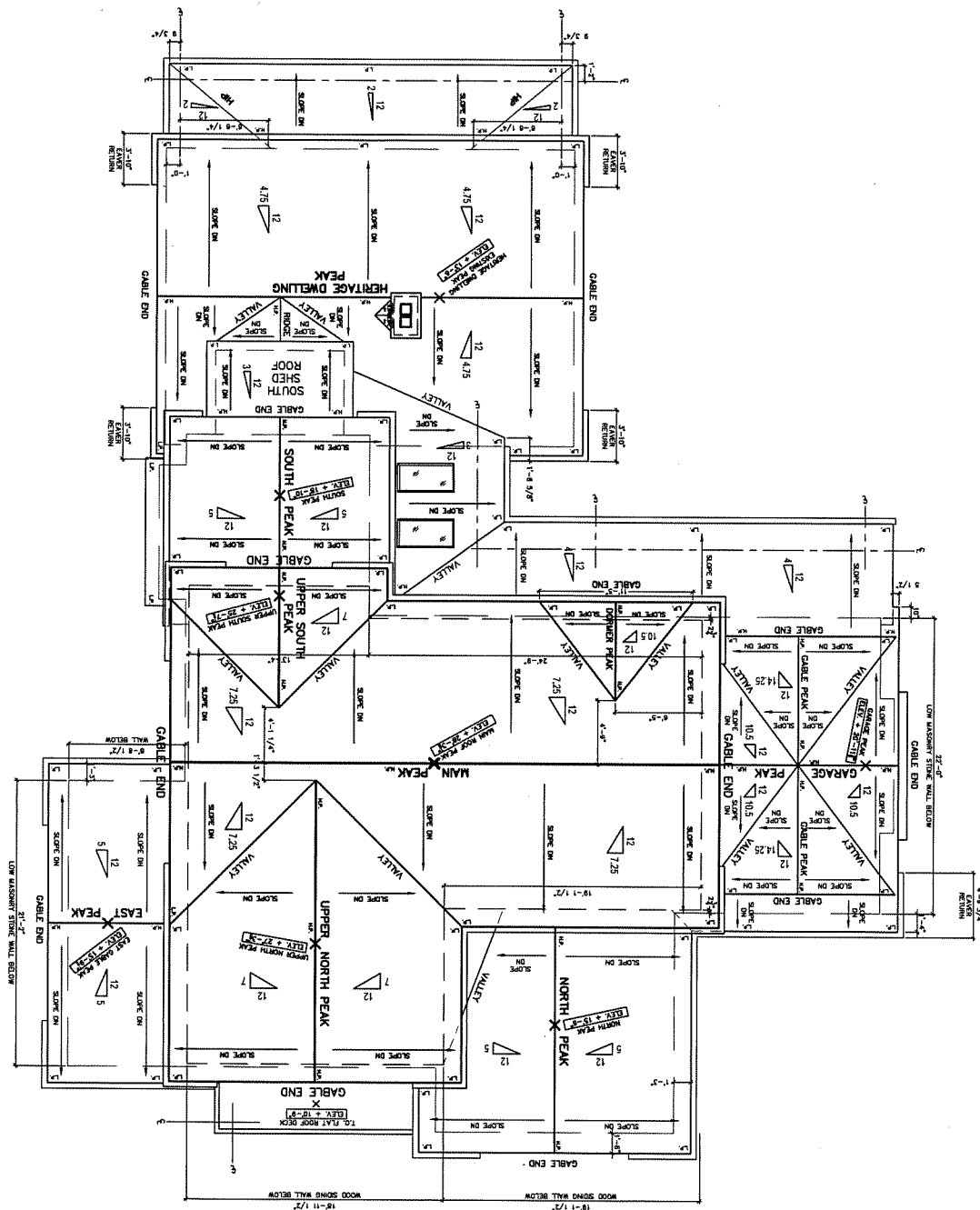
REFER TO ASK-1 to ASK-12

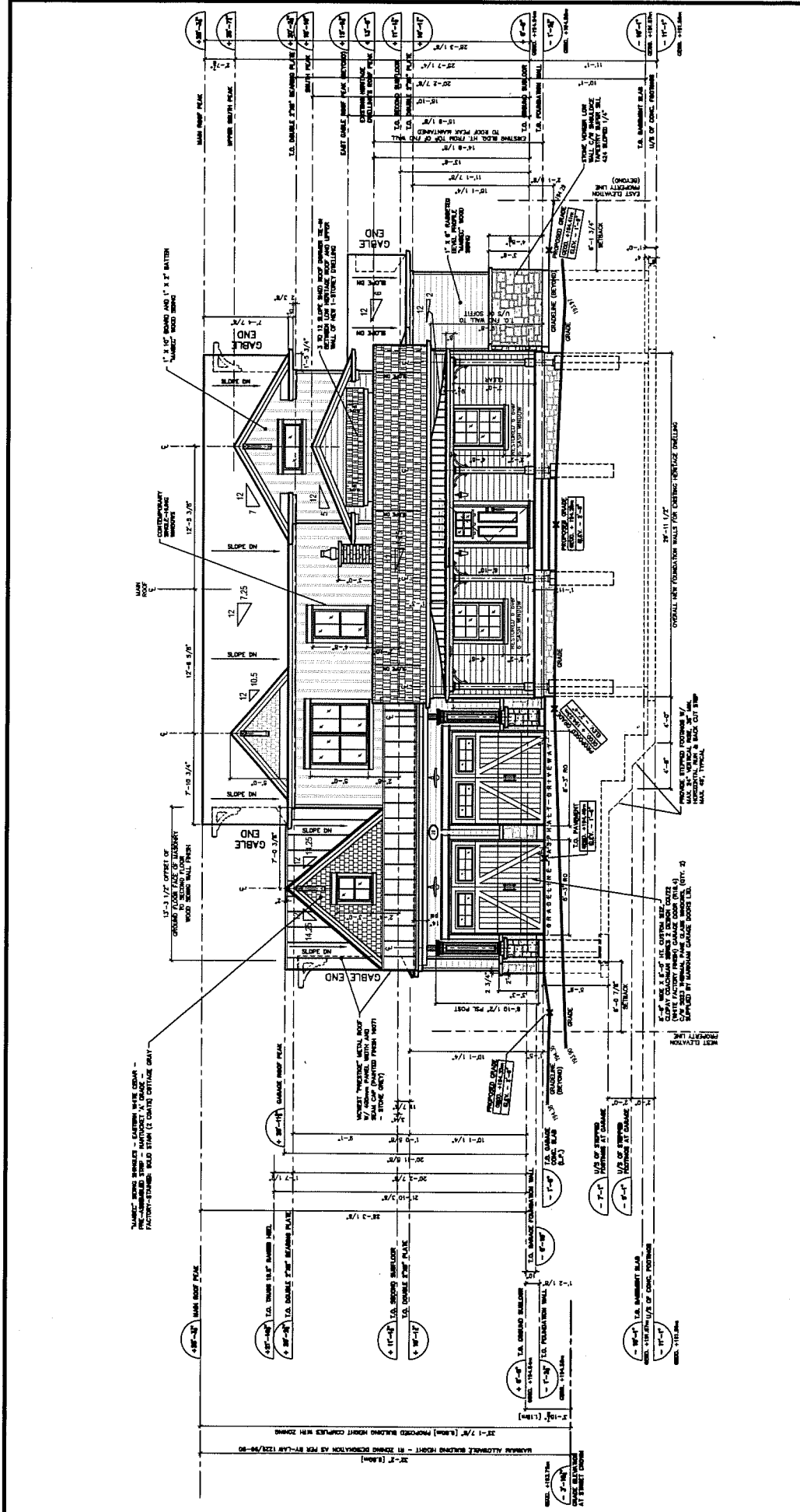
ISSUED FOR: C.O.A. HEARING

DWG. No. **ASK-7 REVISED**

PROJECT PROPOSED CUSTOM HOME 28 CHURCH STREET, MARKHAM, ON L3P 2L8		SUBJECT "THE WONG RESIDENCE" - HERITAGE CUSTOM HOME PROPOSED DWELLING OVERALL ROOF PLAN		DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1/8" = 1'-0"		DMG. No. ASK-8 REVISED	
PROJECT No. 18-080		REFER TO ASK-1 to ASK-12		ISSUED FOR: C.O.A. HEARING		PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE	

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PROJECT NO. 18-080

PROJECT PROPOSED CUSTOM HOME
28 CHURCH STREET, MARKHAM, ON L3P 2L8

SUBJECT "THE WONG RESIDENCE" - HERITAGE CUSTOM HOME
PROPOSED DWELLING FRONT SOUTH ELEVATION

DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1/8" = 1'-0"

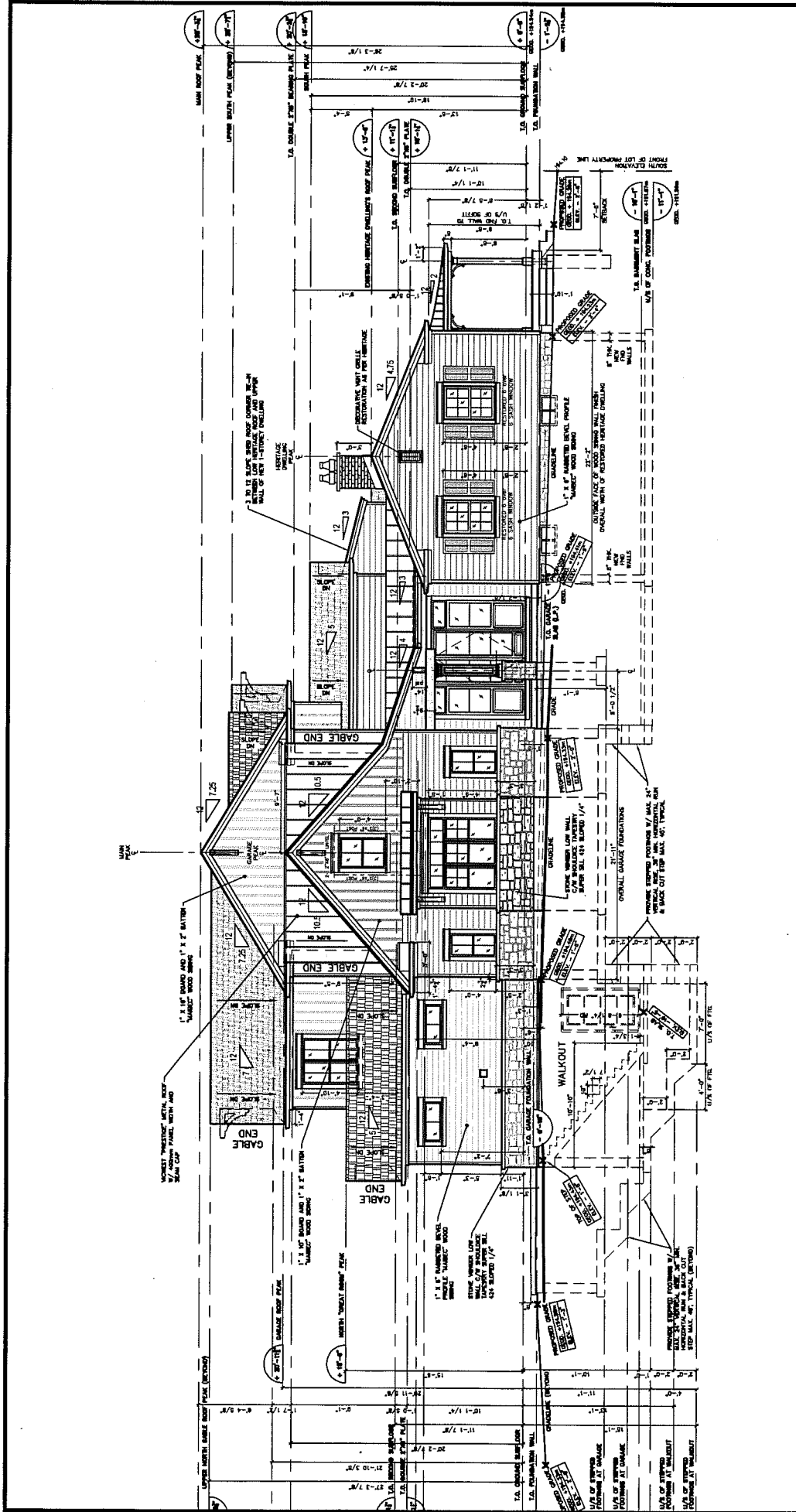
REFER TO ASK-1 TO ASK-12
ISSUED FOR: C.O.A. HEARING
DWG. No. ASK-9 REVISED

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

sdg design
CUSTOM HOMES & ADDITIONS
416.909.4452
34 ELM STREET
MARKHAM, ONT L3P 2V5
CELL 416-909-4452
FAX 905-201-2275
sdgdesign@ogers.com

1 PROPOSED SOUTH (FRONT) ELEVATION
SCALE 1/8" = 1'-0"

A-07



PROJECT No. 18-080

PROJECT PROPOSED CUSTOM HOME
28 CHURCH STREET, MARKHAM, ON L3P 2L8

SUBJECT 'THE WONG RESIDENCE' - HERITAGE CUSTOM HOME
PROPOSED DWELLING WEST (SIDE) ELEVATION

DRAWN BY: SDG ISSUE DATE: 05 NOV 2019 SCALE: 1/8" = 1'-0"

REFER TO ASK-1 TO ASK-12
ISSUED FOR: C.O.A. HEARING
DWG. No. ASK-10 REVISED

PREPARED FOR: COMMITTEE OF ADJUSTMENT - APPLICATION FOR MINOR VARIANCE

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sdgdesign@rogers.com

2 PROPOSED WEST ELEVATION
A-07 SCALE 1/8" = 1'-0"

**Markham Village Heritage Conservation District
New Addition – Heritage Building (Type B) Residential**

* Markham Village Heritage Conservation District Plan should be consulted for specific wording, if necessary

Address: 28 Church Street (Revised Design November 2019), Markham Village

Plan Policy or Guideline	Specific Application Comment
<p>3.1 Heritage Approach a) <u>Restoration</u> – care needed to ensure that the reproduction of an entire building is typical of the period without pretending to be original. b) <u>Complementary by Approximation</u>- understanding overall designs, patterns, urban form with reference to heritage buildings c) <u>Modern Complementary</u>- more modern approach for architectural style – maintain scale, massing, proportions of heritage buildings</p>	<p>The design approach of the addition is traditional, but employs inauthentic and inconsistent approaches to window design as well as inauthentic architectural detailing and ornament and material selections such as metal roofing, shingled gables, and stone veneer.</p>
<p>4.2 Residential Building Guidelines - approach will differ according to sub-area, and adjacent buildings characteristics - assess each situation on individual basis</p>	
<p>4.2.1 Residential Proportions/Height - be compatible in terms of height, massing and proportions with adjacent heritage buildings - size of new structures –neither dominate adjacent heritage buildings nor be diminutive.</p>	<p>Although the designer has attempted to minimize the architectural massing of the 2nd storey addition in a sensitive manner with regards to neighbouring properties, based on the elevations provided, the addition cannot be described as being compatible with the existing heritage house in terms of its form and height, and appears to dominate the existing modestly scaled heritage dwelling.</p>
<p>4.2.2 Residential Setbacks and Siting - new infill not to obscure adjacent heritage building. - new infill and garages, fences etc to correspond and complements adjacent buildings unless adjacent is con-conforming - garages, parking should be inconspicuous and separate from public face- rear and side yards.</p>	<p>The location of the garage is sensitively placed to be inconspicuous from the public realm of Church Street.</p>
<p>3.3 Policies – Type B Buildings - conserve type B buildings and encourage</p>	<p>The existing heritage dwelling appears to be authentically restored to its original early</p>

<p>renovations complementary to adjacent properties</p> <p><u>Proportion</u> – conserve original shape and size</p> <p><u>Roof</u> – conserve original detail/fabric</p> <p><u>Windows/Doors</u> – conserve original materials</p> <p><u>Materials</u> – conserve original materials, emphasis on natural materials</p> <p><u>Colours</u>- conserve original colours; consider historically accurate colours</p>	<p>appearance.</p> <p>No original windows or doors appear to have survived.</p>
<p>3.6 Policies – New Buildings Policy</p> <ul style="list-style-type: none"> - not required to look like a restoration - judged on compatibility with adjacent bldgs. - in terms of massing, proportions and size 	<p>Although the size of the existing house and proposed addition may appear to be compatible with the size of adjacent residences in terms of scale and massing, t based on the elevations provided, the addition still appears to overwhelm the existing heritage dwelling.</p>
<p>3.6 Roof Policy (New Construction)</p> <p><u>Roof shape</u>- complement dominant roof forms of adjacent buildings (gable roofs)</p> <p><u>Materials</u>- asphalt, wood shingles</p>	<p>The gabled roof form of the addition complements the dominant roof forms of adjacent heritage homes but is overly complicated in comparison to the simplicity of the heritage dwelling’s roof.</p>
<p>4.3.1 Roofs Guidelines</p> <ul style="list-style-type: none"> - complement established pattern of adjacent historical buildings – pitched gable in single or multiple forms - do not use: tile, plastic, other synthetics - roof vents, skylights away from public views 	<p>The proposed addition mixes both asphalt shingles and metal roofing which is not typical of historic buildings of Markham, but there are no skylights other unsightly roof features visible from the street</p>
<p>3.6 Window Policy (New Construction)</p> <p><u>Shape</u> – follow proportions of heritage type buildings – no picture windows</p>	<p>Windows generally follow the proportions of typical heritage windows.</p>
<p>4.3.3 Window and Doors Guidelines</p> <ul style="list-style-type: none"> - no specific guidelines for new construction 	
<p>3.6 Materials Policy (New Construction)</p> <ul style="list-style-type: none"> - brick masonry or wood siding - stucco or stone may be acceptable if it complements the surroundings 	
<p>4.3.2 Exterior Finish Guidelines</p> <ul style="list-style-type: none"> - materials and type of finish should complement heritage structures in district - wood cladding –horizontal clapboard or vertical board and batten as per historical methods 	<p>Proposed board and batten siding is complementary to the district, the proposed stone veneer which is no higher than the sills of the ground floor windows is an acceptable use of the material.</p>

<p>3.6 Colour Policy (New Construction)</p> <ul style="list-style-type: none">-brick colour- red or yellow in harmony with other buildings- paint colour- appropriate to historical period of district	Proposed paint colours are not known.
<p>4.3.4 Paint and Colour Guidelines</p> <ul style="list-style-type: none">- paint surfaces that are historically painted- do not strip wood or leave unpainted- do not paint brick surfaces <p>-colour selection- compatible with surrounding heritage buildings and preferred colours for walls and trim are identified (for walls: historical white, beige, light grey, sandy yellow and terra cotta.</p>	



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: November 13, 2019

SUBJECT: Delegated Approvals
Heritage Permits Approved by Heritage Section Staff

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

Address	Permit Number	Work to be Undertaken
38 Colborne Street Thornhill HCD	HE 19 137859	Replacement of two storm doors.
205 Main Street Unionville HCD	HE 19 138161	Wired glass retrofit of selected doors and windows in commercial building in response to Fire Department Inspection Order.
17 Maple Street Unionville HCD	HE 19 137648	Exterior painting.
33 Joseph Street Markham Village HCD	HE 19 137651	Privacy fence, corner lot.
34 Main Street North Markham Village HCD	HE 19 138677	Metal cladding of pent eave on a commercial building.

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: November 13, 2019

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

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

Address	Permit Number	Work to be Undertaken
30 Colborne Street Thornhill HCD	18 255929 HP	Detached garage and pool cabana relating to an approved Site Plan Control application.
8966 Woodbine Avenue Buttonville HCD	19 135126 AL	Re-cladding and new doors and windows in an accessory building relating to an approved Site Plan Control application.
11 Princess Street Markham Village HCD	19 133557 DP	Demolition of non-heritage dwelling relating to an endorsed Site Plan Control application.
151 Main Street Unionville HCD	19 120840 SP	New ground sign to include multiple business tenants.
175 Main Street Unionville HCD	19 136465 SP	New wall sign for Buzz Grill and Lounge restaurant.
70 Karachi Drive Individually Designated	19 134589 SP	New wall signs for private school.

Suggested Recommendation for Heritage Markham

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



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: November 13, 2019

SUBJECT: Ministry of Heritage, Sport, Tourism and Culture Industries

The Ontario Government announced on October 21st a new name and new Minister for the Ministry that administers the Ontario Heritage Act. The new name is **Ministry of Heritage, Sport, Tourism and Culture Industries** and the Minister is Lisa MacLeod

Background:

- The former Ministry was called Tourism Culture and Sport with the Hon. Michael Tibollo as Minister.
- The word “Heritage” has made it back into the Ministry’s name

Status/ Staff Comment

- See attached letter from Nancy Matthews, Deputy Minister for more information.

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive the information on the changes to the Ministry responsible for cultural heritage resources.

File: Q:\Development\Heritage\SUBJECT\Culture (ministry of)\Ministry of Heritage 2019.doc

*C. Heritage
Markham*

**Ministry of Heritage, Sport,
Tourism and Culture
Industries**

Office of the Deputy Minister
6th Floor
438 University Avenue
Toronto ON M5G 2K8
Tel. 416-326-9326
Fax: 416-314-7854

**Ministère des Industries du
Patrimoine, du Sport, du
Tourisme et de la Culture**

Bureau du sous-ministre
6^e étage
438, Avenue University
Toronto (Ontario) M5G 2K8
Tél. : 416-326-9326
Télééc. : 416-314-7854

Ontario 

October 21, 2019

MEMORANDUM TO: All Ministry Staff

FROM: Nancy Matthews
Deputy Minister

SUBJECT: **Ministry of Heritage, Sport, Tourism and Culture
Industries**

Earlier today Minister MacLeod was sworn in as Minister of Heritage, Sport, Tourism and Culture Industries.

This new name for our ministry reflects the important role the ministry plays in preserving and protecting the heritage of the province while celebrating our diverse cultures through support for festivals, sporting events, communities and people. This new name also reflects the importance of our industries in driving economic impact in the province.

You have an integral role in supporting this mandate. Through our ministry and agencies, we bring people together, showcase authentic Ontario experiences and support our diverse and thriving communities. This drives billions of dollars in economic activity and creates thousands of jobs every year.

We are currently in the process of updating all ministry materials to reflect the new name. In the meantime, I ask that you please update your email signatures accordingly.

I look forward to continuing our great work together under a new name that reflects the important work we do every day.

Sincerely,



Nancy Matthews



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: November 13, 2019

SUBJECT: Architectural Conservancy of Ontario (ACO) Awards

Project: ACO – 2019 Heritage Awards

Background:

On October 3, about 175 people came together at the 1871 Berkeley Church in Toronto to celebrate this year's honourees at the ACO Heritage Awards. This year's group of 33 impressive nominees included craftspeople, advocates, architects and engineers, writers, artists and curators involved in diverse projects across Ontario.

Status/ Staff Comment

- George Duncan, Senior Heritage Planner was nominated by Heritage Markham Committee and by Regan Hutcheson, Manager-Heritage Planning for his book “*Unionville- A Village in the City*”.
- George was up against two other research projects and was the winner of the **Stephen A. Otto Award for Scholarship**. Congratulations!

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee congratulates George Duncan, local author (and Markham’s Senior Heritage Planner) on winning the 2019 Stephen A. Otto Award for Scholarship from the Architectural Conservancy of Ontario for his book “*Unionville – A Village in the City*”.

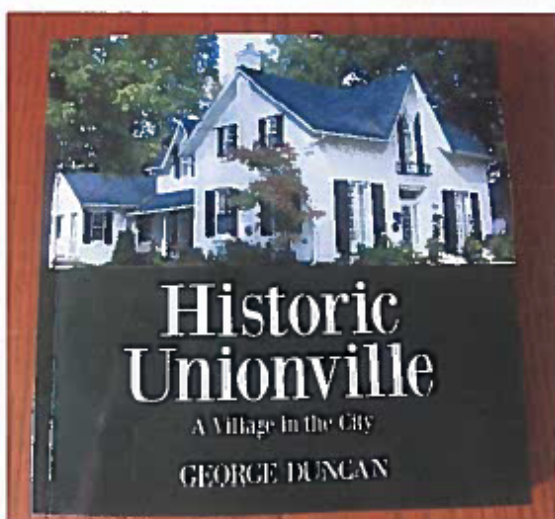
From the 2019 Awards Booklet

STEPHEN A. OTTO AWARD FOR SCHOLARSHIP: THE NOMINEES

GEORGE DUNCAN

Markham author George Duncan's newest book *Historic Unionville: A Village in the City*, published by Dundurn, showcases the people and places in one of Ontario's best preserved heritage villages. The book is the first detailed exploration of the facts and folklore behind Unionville's eclectic architectural treasures which span two centuries. Building on the work of previous historians, George contributes new primary research and insight, provides a new historical perspective of the village capturing the people and their interactions, and allows the reader to rediscover many of the places they thought they knew.

Exceptionally well received by both the local and broader community, the book was the recipient of a 2017 Heritage Markham Award of Excellence.





MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: November 13, 2019

SUBJECT: SITE PLAN CONTROL APPLICATION - RECIRCULATION
Semi-Detached Dwellings
2968 Elgin Mills Road East
Victoria Square Community
File No. SC 14 109571

Property/Building Description:

- The subject property does not contain any built cultural heritage resources but is next to a building listed on the *Markham Register of Property of Cultural Heritage Value or Interest*, 2972 Elgin Mills Road East (John Rowbotham House, c.1890).

Proposed Use:

- Residential

Heritage Status:

- The subject property is not listed on the *Register*, but it is next to the area that was previously under study for a potential future heritage conservation district in Victoria Square.

Application/Proposal:

- The applicant is proposing three semi-detached dwellings, 3 storeys in height, in a neo-traditional style that is evocative of late Victorian domestic architecture.
- The semi-detached dwellings will be on raised foundations that will allow for at-grade garage entrances off of a rear lane.
- The new dwellings will be set back from Elgin Mills Road East, to be in line with existing townhouse developments to the west.
- The applicant has made minor revisions to the 2017 submission based on comments from various departments and agencies. Please see the attached site plan and elevation drawings.

Background:

- In 2017, Heritage Markham reviewed the proposed development and requested a streetscape drawing to illustrate how the new buildings will relate to the listed heritage dwelling next door to the east. The applicant has provided this information (please see attached streetscape drawings).

Staff Comment:

- The heritage building is positioned toward the west side of its property, and is one and a half storeys in height.
- The proposed semi-detached dwellings on raised basements will be larger in scale, height and massing than the heritage building, however they will be set back further from the street than the heritage building.
- Although the applicant was asked to look at transitioning down the height of the end unit on the east side so that it would better relate to the heritage building, they have not done that, however, the relationship between the proposed development and the listed heritage dwelling appears acceptable based on the streetscape drawings provided.

Suggested Heritage Markham Recommendation:

THAT based on the streetscape drawings, Heritage Markham has no further comments on the proposed development at 2968 Elgin Mills Road from a Heritage Perspective.

File Path: Q:\Development\Heritage\PROPERTY\ELGNMILLS\2968\HM Nov 13 2019.doc



2972 Elgin Mills Road East, c.1890



Location Map: Heritage House Highlighted
Development Site on Left



Streetscape Views Showing Proposed New Dwellings West of 2972 Elgin Mills Road



UNI-VATIVE DESIGN INC. 15325 WYOMING AVE. SUITE 100
 FARMERS BRANCH, TX 75436
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 WWW: WWW.UNI-VATIVE.COM

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 ANN ARBOR MI 48106
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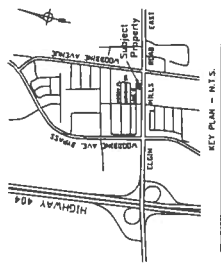
ISSUED FOR FINAL	1	DATE	08/11/11
ISSUED FOR PERMITS	1	DATE	08/11/11
ISSUED FOR FINAL	1	DATE	08/11/11

PROPOSED STREETSCAPE



SURVEYOR'S REAL PROPERTY REPORT, PART 1
 PLAN OF PART OF LOT 26
 CONCESSION 3
 CITY OF MARKHAM
 (FORMERLY TOWNSHIP OF MARKHAM)
 REGIONAL MUNICIPALITY OF YORK
 SCALE 1:400

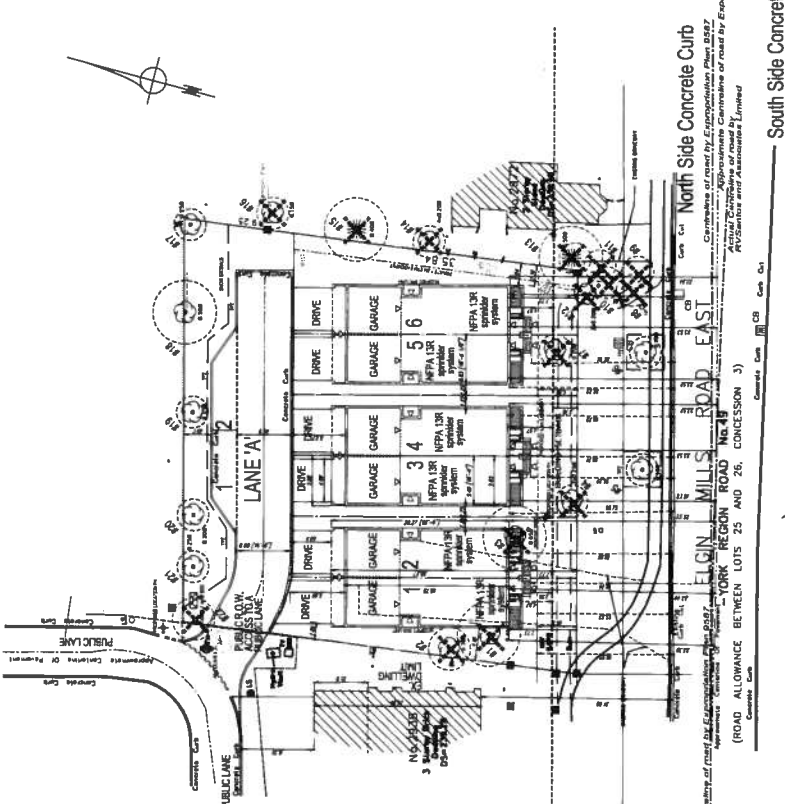
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 erf Surveyors 2014
 Ontario Land Surveyors
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 METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048



SITE STATISTICS

SITE AREA = 2046.78 m² (789.86 sq ft)
 OVERALL GROSS FLOOR AREA = 1742.9 m²
 PARKING PROPOSED = 12 (2400 sq ft)
 RESIDENTIAL DENSITY = 21.1 units/ha
 PROPOSED LOT WIDTH = 8.68 m

PROPOSED LOT 1	PROPOSED LOT 2	PROPOSED LOT 3	PROPOSED LOT 4
SITE AREA 1011.81 m ² (305.71 sq ft)	SITE AREA 1011.81 m ² (305.71 sq ft)	SITE AREA 1011.81 m ² (305.71 sq ft)	SITE AREA 1011.81 m ² (305.71 sq ft)
OVERALL GROSS FLOOR AREA 1011.81 m ² (305.71 sq ft)	OVERALL GROSS FLOOR AREA 1011.81 m ² (305.71 sq ft)	OVERALL GROSS FLOOR AREA 1011.81 m ² (305.71 sq ft)	OVERALL GROSS FLOOR AREA 1011.81 m ² (305.71 sq ft)
PARKING PROPOSED 12 (2400 sq ft)	PARKING PROPOSED 12 (2400 sq ft)	PARKING PROPOSED 12 (2400 sq ft)	PARKING PROPOSED 12 (2400 sq ft)
RESIDENTIAL DENSITY 21.1 units/ha	RESIDENTIAL DENSITY 21.1 units/ha	RESIDENTIAL DENSITY 21.1 units/ha	RESIDENTIAL DENSITY 21.1 units/ha
PROPOSED LOT WIDTH 8.68 m	PROPOSED LOT WIDTH 8.68 m	PROPOSED LOT WIDTH 8.68 m	PROPOSED LOT WIDTH 8.68 m



South Side Concrete Curb
 REVISION NOTE
 THE PLAN WAS REVISED
 ON JULY 14, 2014

SITE PLAN

2966 ELGIN MILLS RD. E.

UNI-VATIVE DESIGN
 BILD
 RICHMOND HILL, ON L4B 3K6
 TELEPHONE (905) 237-7182
 FAX (905) 237-7103
 CONTACT@UNI-VATIVEDESIGNS.COM

This undertaking has been prepared and I accept responsibility for the design.
 Ontario Building Code is to be observed.
 QUALIFICATION INFORMATION
 NAME: NATALIE BAUER
 SIGNATURE: *Natalie Bauer*
 REGISTRATION INFORMATION
 NAME: UNI-VATIVE DESIGN BOB: 79343
 FOR STRUCTURAL DESIGN REFER TO DRAWINGS WITH STRUCTURAL
 ENGINEER'S APPROVED SIGNATURE AND DATED STAMP

DATE	BY	REVISION
2014.07.14	UNI-VATIVE DESIGN	REVISION NOTE

3 STOREY SEMI
PREFIN. ALUM. COPING IMPRET-N. ALUM. COPING W/
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REAR ELEVATION
BUILDING 1-2-3

3 STOREY SEMI

ELEV. 'B'

3 4

18 DIA
2968 ELGIN MILLS
MARKHAM, ON

CONCEPTUAL DESIGN ELEVATIONS - 3 STOREY
EL. N. 3050-3695 sq ft

UNI-VATIVE DESIGN

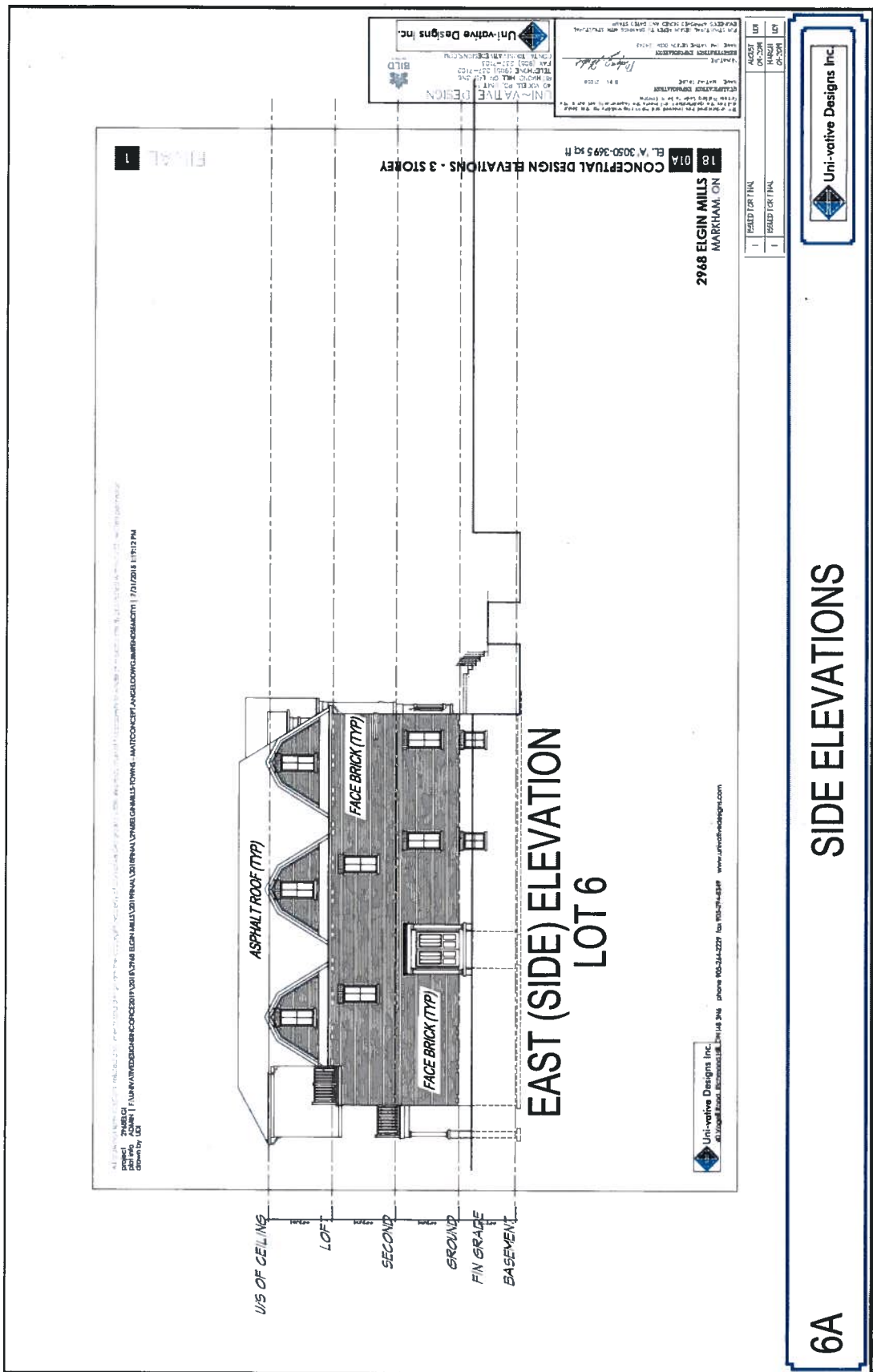
UNI-VATIVE DESIGN
CONCEPTUAL DESIGN ELEVATIONS
18 DIA
2968 ELGIN MILLS
MARKHAM, ON
EL. N. 3050-3695 sq ft

UNI-vative Designs Inc.
1800 SHEPPARD AVENUE EAST, SUITE 100
MARKHAM, ON L3R 9V7
TEL: (905) 947-8447
WWW.UNI-VATIVEDESIGNS.COM

1	READY FOR FINAL	1	AGEST	10/1
1	READY FOR FINAL	1	MARK	09/20/11
1	READY FOR FINAL	1	LIST	09/20/11



FRONT - REAR ELEVATIONS



SIDE ELEVATIONS



Uni-vative Designs Inc. 4000 Yonge Street, Toronto, Ontario M2H 3P4 phone 416-291-2277 fax 416-291-4348 www.univativedesign.com

UNIVATIVE DESIGN
 18 01A
 2888 ELGIN MILLS
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 CONCEPTUAL DESIGN ELEVATIONS - 3 STOREY
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UNIVATIVE DESIGN
 4000 YONGE STREET
 TORONTO, ONTARIO M2H 3P4
 TEL: 416-291-2277
 FAX: 416-291-4348
 WWW.UNIVATIVEDSIGN.COM

1	ISSUED FOR FINAL	1	ISSUED FOR FINAL
1	ISSUED FOR FINAL	1	ISSUED FOR FINAL

FINSL



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: November 13, 2019

SUBJECT: Request for Feedback
195 Main Street North,
Markham Village Heritage Conservation District

Property/Building Description: 1-1/2 storey single detached dwelling constructed in 1941

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'B' building or non-heritage buildings that complement the heritage character of the district in terms of scale, form, massing, materials etc.

Application/Proposal

- The property is now for sale, and the prospective buyer would like to know if Heritage Markham would support the demolition of the existing 1-1/2 storey detached garage before committing to purchasing the property;

Staff Comment

- A member of Heritage Staff has inspected the exterior and interior of the detached garage and concluded that it is not a significant cultural heritage resource, and was most likely built in 1941 at the same time as the house. The inspection also revealed that the building was in poor condition due to a probable collision with a vehicle as well as neglect.
- Give that the existing detached garage at 195 Main Street N. has no significant cultural heritage value, there would appear to be no objection to a future demolition permit to remove the building.
- It is recommended that Heritage Markham have no objection to a future demolition application.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to a future demolition permit application for the existing one and one half storey detached accessory building at 195 Main Street N.

Q:\Development\Heritage\PROPERTY\MAINSTN\195\Heritage Markham Memo November 2019.doc

195 Main Street North, Markham Village Heritage Conservation District



195 Main Street N., Markham Village Heritage Conservation District



Garage proposed for
demolition



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: November 13, 2019

SUBJECT: Site Plan Control Application
180 Main Street North, Markham Village Heritage Conservation District
SPC 19 134808

Property/Building Description: 2-1/2 storey single detached heritage dwelling

Use: Residential

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

Application/Proposal

- The owner has submitted a Site Plan Control application seeking approval of a proposed 10 space parking lot layout, and a one storey 19.06m² (205 ft²) addition to the existing heritage dwelling (See proposed Site Plan and Elevations-Figures 1 and 2);
- The proposed parking lot and addition is in support of the owner's plans to establish a café on the ground floor of the building while leaving the upper floors in residential use.

Background

- In 2016, the City approved a Zoning By-law Amendment which permitted office and limited restaurant use on the property. At that time, a conceptual site plan was provided showing a significantly larger two storey addition to the existing heritage dwelling as well as a 19 space parking lot (See previous proposed site plan-Figure 3). This proposed site plan was never approved as the previous owner withdrew the accompanying site plan application;
- Heritage Markham reviewed the proposed 2016 parking layout and recommended certain revisions based upon the feedback provided by the City's Urban Design Department. These revisions were intended to eliminate some of the proposed paving and to protect existing significant trees in order to maintain the residential appearance of the property, as per the policies of the Main Street Markham Area Secondary Plan OPA 108 and the City's 2014 Official Plan (See Heritage Markham Extract of October 12, 2016-Figure 4);

Staff Comment

- The newly proposed 10 space parking lot proposes permeable pavers instead of pavement, implements all of the recommendations made by the City's Urban Design Department and Heritage Markham in 2016, and the proposed one storey addition appears to have no negative impacts on the existing heritage building.
- Staff will address the treatment of the ground floor window on the existing two storey frame heritage portion of the building and ensure a compatible railing is used on the proposed ramp;
- Heritage Section staff recommends that Heritage Markham have no objection to the proposed site plan and addition to the heritage building, and to delegate final review of the site plan application to Heritage Section Staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the proposed 10 space parking lot layout for 180 Main Street N. prepared by Stevens Burgess Architects Ltd. in May 2019;

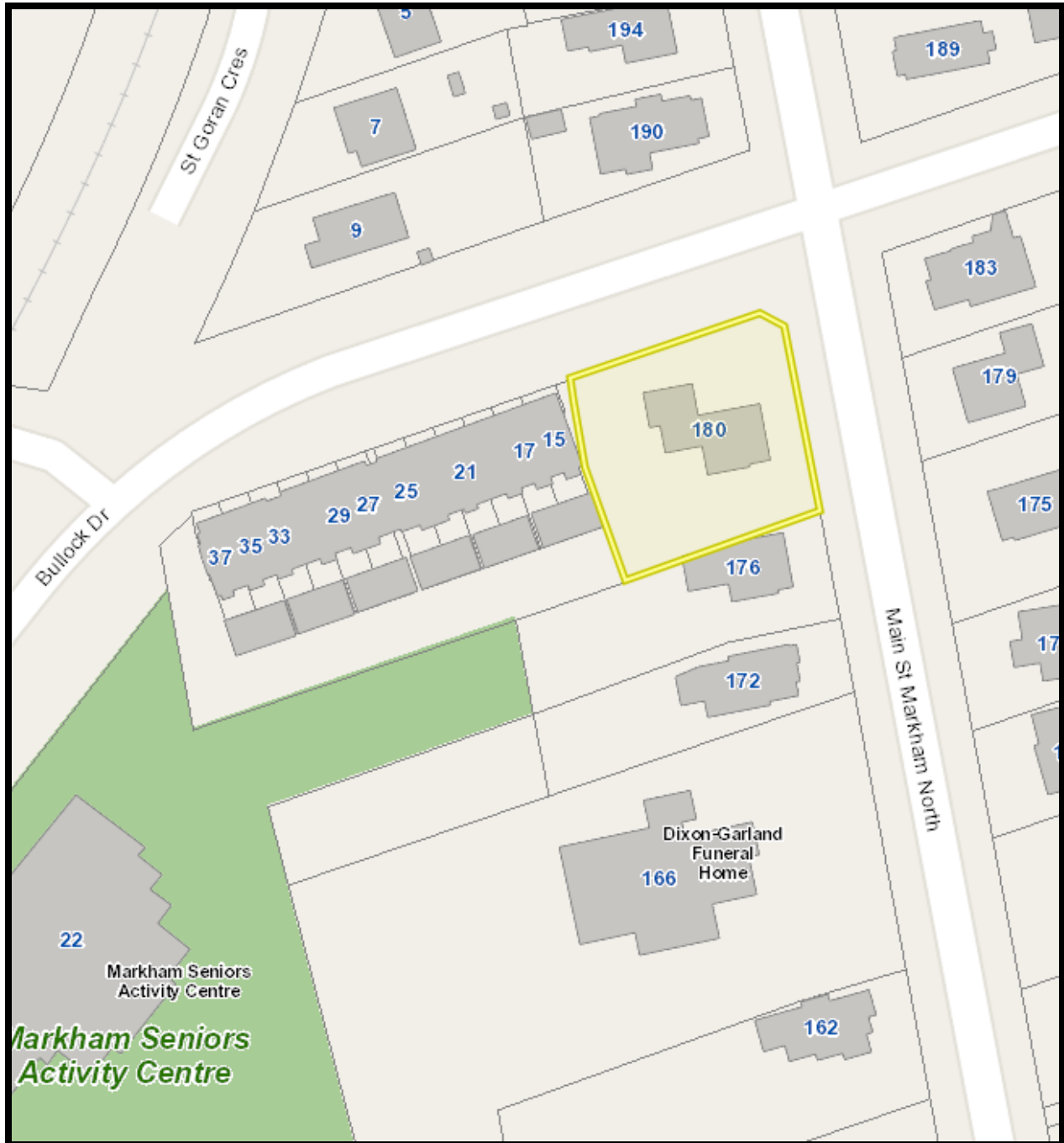
THAT Heritage Markham has no objection to the proposed one storey addition to the existing heritage building and concrete barrier free ramp prepared by Stevens Burgess Architects Ltd. in May 2019, subject to the minor improvements identified by staff;

THAT final review of the site plan application and any necessary development application required to approve the plans prepared by Stevens Burgess Architects Ltd. in May 2019 be delegated to Heritage Section Staff;

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

File: 180 Main Street North, Markham Village

180 Main Street North, Markham Village Heritage Conservation District



180 Main Street North, Markham Village Heritage Conservation District



Figure 1-Proposed Site Plan

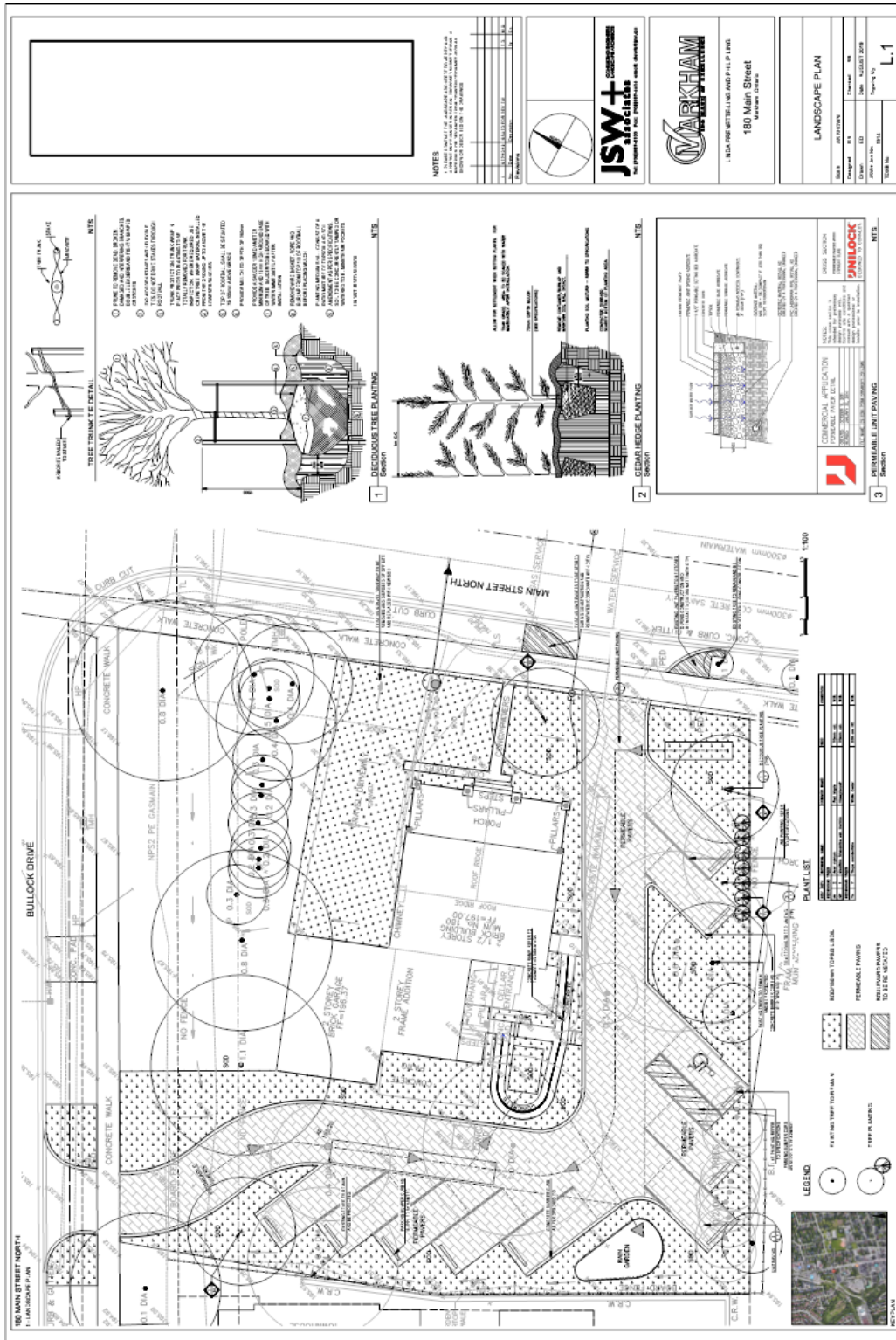


Figure 2-Elevations



PROPOSED FRONT EAST ELEVATION
SCALE 1/4" = 1'-0"

NOTE

1. REFER TO SHEET #12 FOR DETAIL OF WINDOW, DOOR AND WINDOW RETENTION.



PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



Figure 3- Previous Conceptual Site Plan 2016

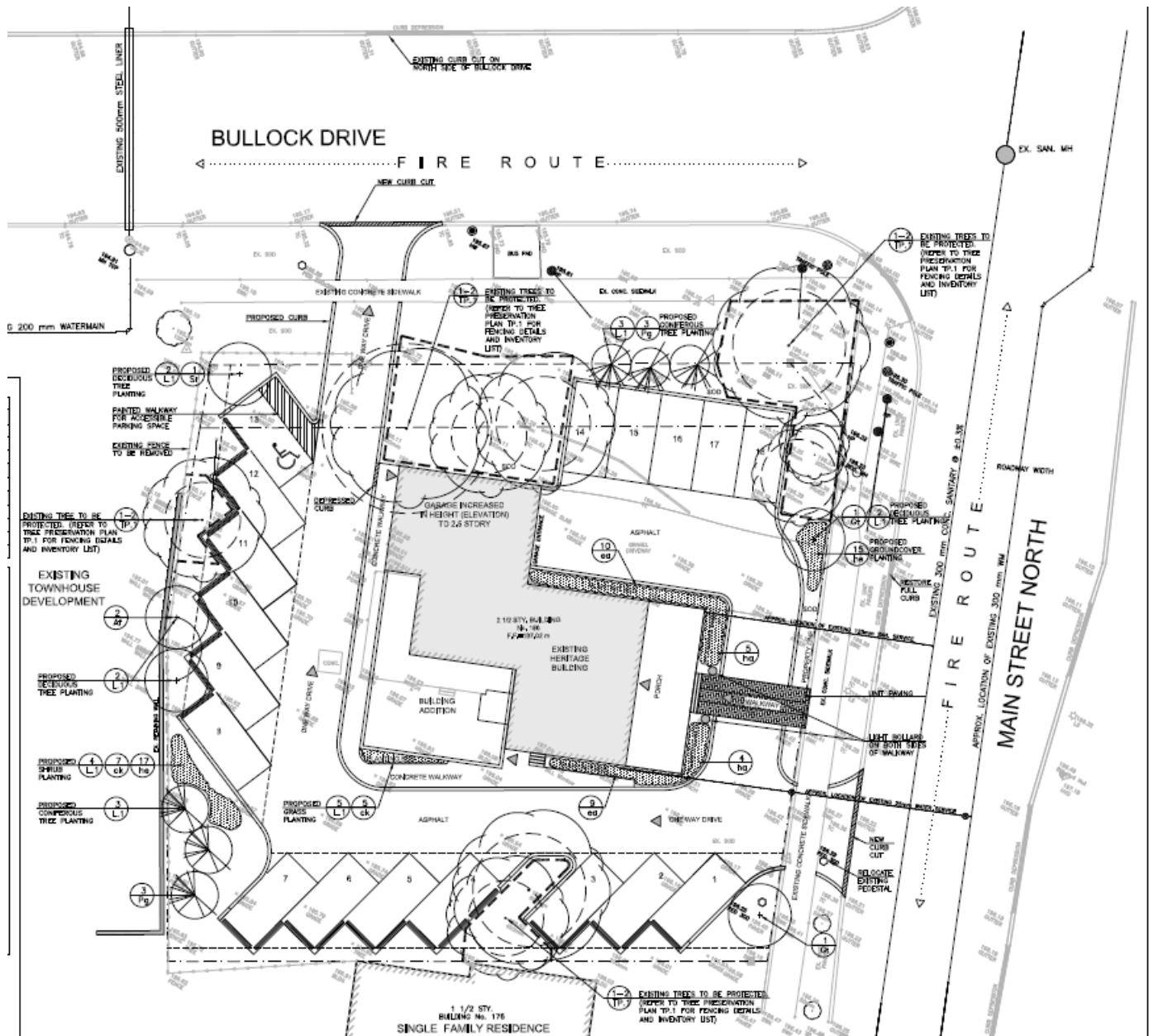


Figure 4- Heritage Markham Extract of October 12, 2016

**HERITAGE MARKHAM
EXTRACT**

DATE: November 2, 2016

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

EXTRACT CONTAINING ITEM #14 OF THE TENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON OCTOBER 12, 2016.

14. **Site Plan Control Application,
Zoning By-law Amendment Application,
180 Main Street North, Markham Village,
Proposed Rear Addition to Existing Heritage Swelling and Parking Lot Layout**
File Nos: ZA 15 109007
SC 15 109007 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

The Heritage Planner explained the zoning amendment and site plan control application to rezone the property to permit professional office, a number of residential uses, restaurant uses, as well, approval for proposed rear addition to the existing heritage dwelling and new parking lot. He further advised the rezoning application will be considered by the Development Services Committee on October 24, 2016. Staff has recommended the removal of certain parking spaces to preserve trees and to retain the existing driveway and to preserve front yard green space.

Committee discussed the various issues with respect to parking, volume of proposed development of the property, parking spaces, new paving, and the impact to the trees on the property. Committee was supportive of staff recommendation.

Heritage Markham Recommends:

That Heritage Markham supports the following recommendations regarding the proposed site plan of 180 Main St. N.:

- Retention of the existing residential driveway leading to the garage in order to eliminate the need for new paving directly in front of the existing heritage house;
- The elimination of two of the proposed parking spaces (numbered 17 and 18) and repositioning of the remaining parking spaces so they are perpendicular to the front of the existing garage and not forward of the front wall of the house;
- The elimination of another two proposed parking spaces (3 and 4) to help protect the root zone of a significant Black Walnut tree, and to allow the parking spaces identified as 1 and 2 to be shifted a half space into the yard and away from Main Street.

Item #14

Page 2

- o Removal of one parking space adjacent to the existing Bur Oak tree along the western property line; and,

That the applicant provide Heritage Markham with further information on the design of the new addition; and further,

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

CARRIED



RESOLUTION OF COUNCIL MEETING NO. 18 DATED OCTOBER 29, 2019

8.1 REPORT NO. 38 - DEVELOPMENT SERVICES COMMITTEE (OCTOBER 15, 2019)

8.1.2 RECOMMENDATION REPORT AMENDMENT TO THE THORNHILL HERITAGE CONSERVATION DISTRICT PLAN – ROBERT JARROT HOUSE STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST 15 COLBORNE STREET THORNHILL HERITAGE CONSERVATION DISTRICT, WARD 1 (16.11)

1. That the report titled “Recommendation Report, Amendment to the Thornhill Heritage Conservation District Plan – Robert Jarrot House Statement of Cultural Heritage Value or Interest, 15 Colborne Street, Thornhill Heritage Conservation District, Ward 1”, dated October 15, 2019, be received; and,
2. That as recommended by Heritage Markham, the Statement of Cultural Heritage Value or Interest for 15 Colborne Street in the Building Inventory of the Thornhill Heritage Conservation District Plan (2007) be amended as per Appendix ‘C’ to include the exterior of the 1963/1975 addition designed by B Napier Simpson Jr. as a heritage attribute based on its design/physical value and its historical/associative value; and further,
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

A handwritten signature in black ink, appearing to read 'Kimberley Kitteringham'.

Kimberley Kitteringham
City Clerk

Copy to: Arvin Prasad
Biju Karumanchery
Regan Hucheson
George Duncan



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: November 13, 2019

SUBJECT: Heritage Permit Application
185 Main Street Unionville, Unionville Heritage Conservation District
HE 19 137681

Property/Building Description: NA

Use: Public Space

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

Application/Proposal

- Heritage Planning Staff has received a Heritage Permit application from the City's Supervisor of Parks Operations to re-landscape an existing City owned piece of land located on Main Street. The small parcel is at the top the staircase on the east side of Main Street, currently occupied by a small garden, some sod, a granite boulder with a bronze plaque, and a pair of park benches;
- The proposal would remove the sod and replace it with new interlocking pavers identical to those used at the Unionville Bandstand, create an armour stone edge to the slope topped with an ornamental steel railing and reposition the existing granite boulder and bronze plaque (See attached Site Plan and detail of the proposed metal railing);
- The increased amount of ornamental paving would provide more room for flexible public seating and gathering. The City intends to introduce tables and chairs for public use;
- The proposal would require the removal of an existing small cedar hedge, but will not require the removal of any trees.

Background

- The proposed alteration is to be funded by grant money received from the Provincial Government intended to improve Main Street areas.

Staff Comment

- Guidance from the Unionville Heritage Conservation District Plan:
 - **5.4 Street Furniture and Pedestrian Amenities**
 - “the objective should be to build upon the rural themed, street furniture already in place. Any new pedestrian amenities should be part of this co-ordinated design approach. These type of features are an important element in defining the District as a distinctive and special area.”
 - Policy 5.4 (b) New street furniture and pedestrian amenities should be co-ordinated in terms of design with the existing material located in the commercial core area of Main Street.
- Staff has no objection to the proposed alteration as it would appear to enhance the heritage character and public realm of Main Street Unionville, and provide more opportunity for public space.
- Staff will work with Operations staff to ensure that any furniture is complementary and compatible with the heritage character of the area.

Suggested Recommendation for Heritage Markham

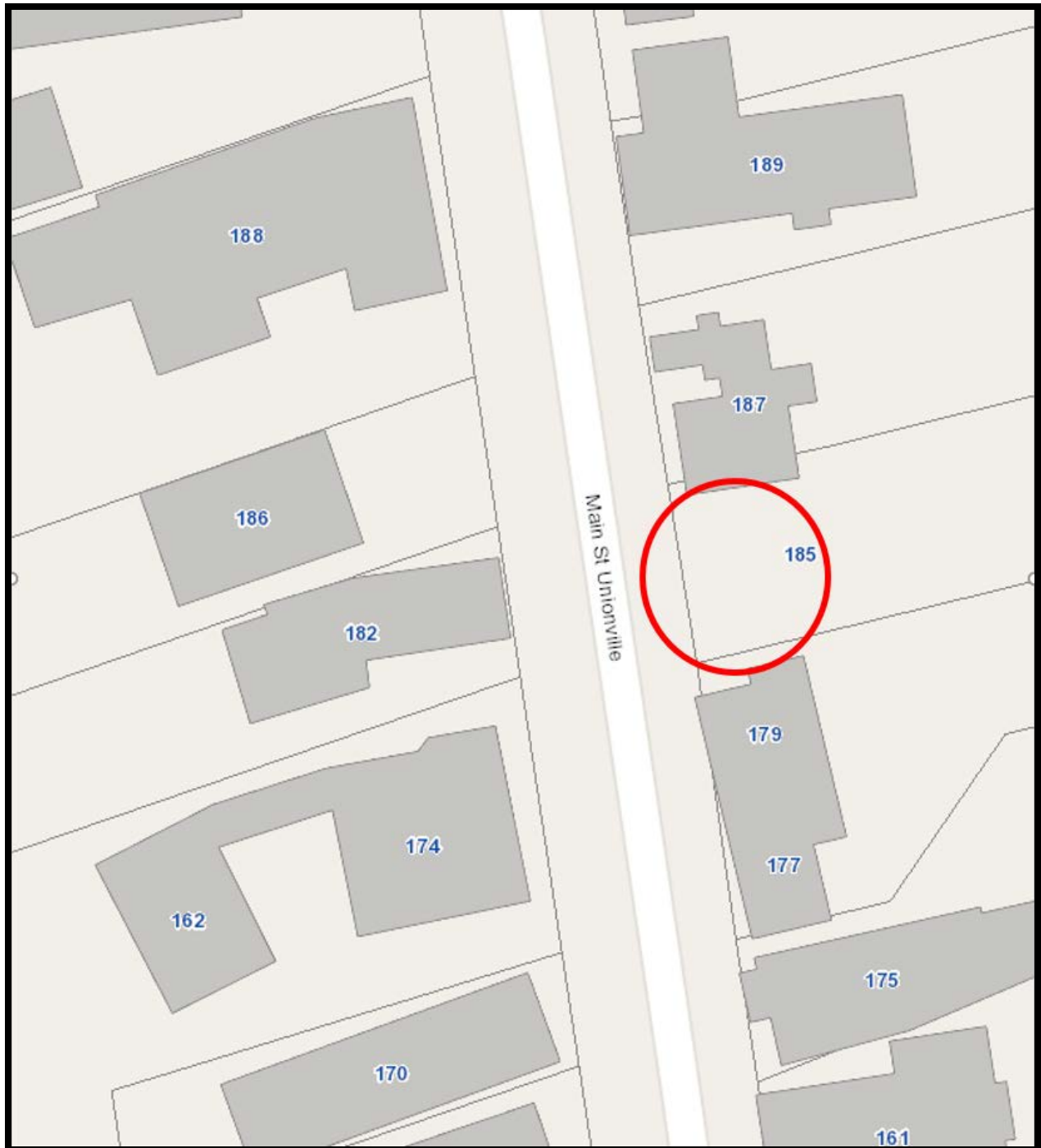
THAT Heritage Markham has no objection to the proposed re-landscaping of the public lands identified in the Heritage Permit application HE 19 137681; and

THAT any further review, including furniture selection, be delegated to Heritage Section staff.

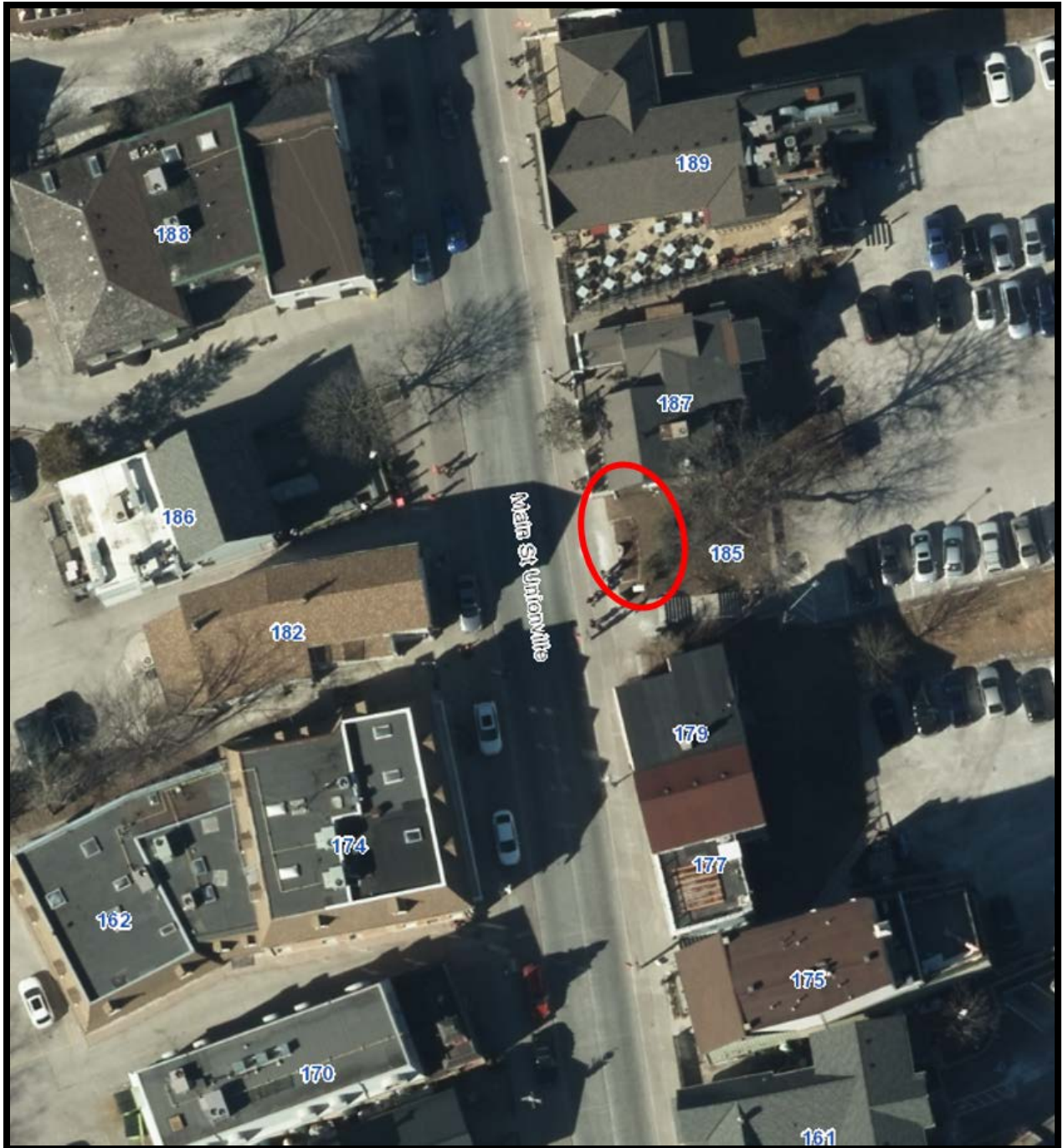
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185 Main Street Unionville, Unionville Heritage Conservation District



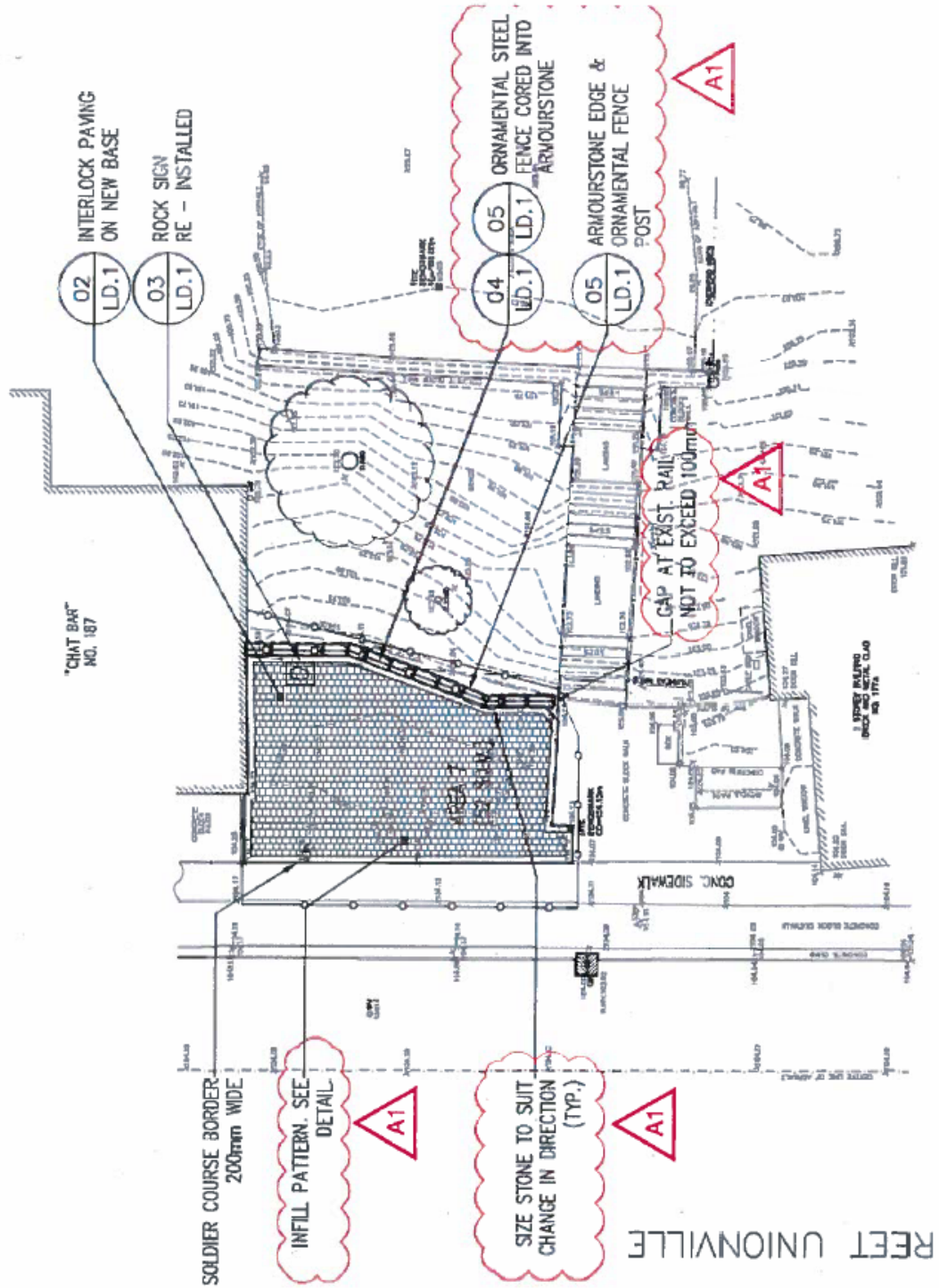
185 Main Street Unionville, Unionville Heritage Conservation District



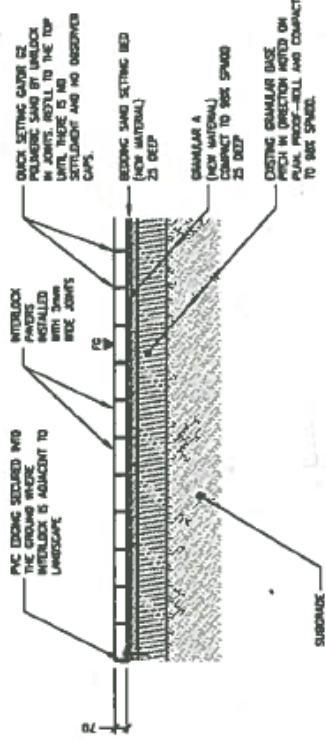
185 Main Street Unionville, Unionville Heritage Conservation District



Proposed Site Plan

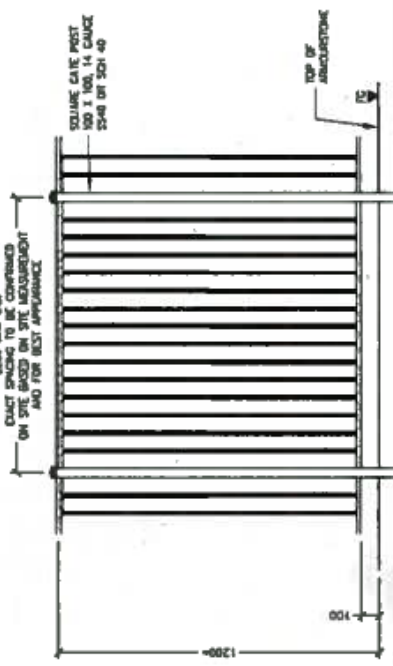


- 1. INTERLOCK STONE SPEC:
- 1.1. MANUFACTURE: OAKS.
- 1.2. STONE - CLASS CIRCULAR EXECUTIVE PATERN A.
- 1.3. COLOUR TEO. SUBMIT SAMPLES FOR REVIEW.

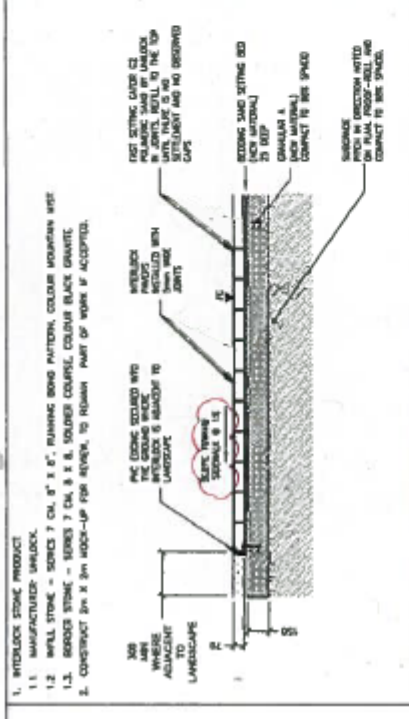
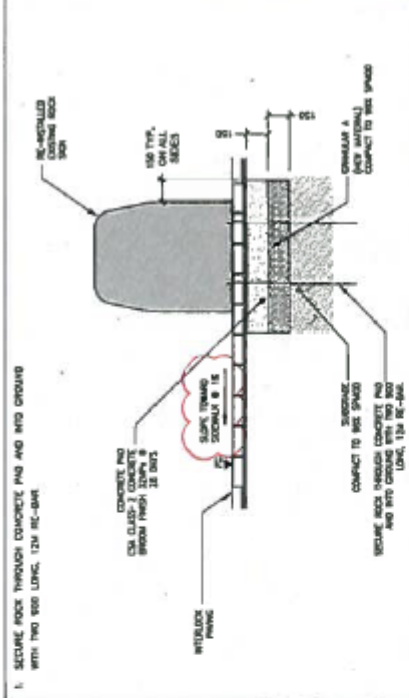


01 INTERLOCK PAVING ON EXISTING BASE NTS
REV.00

- 1. FENCE: LIBERTY MODEL, NEW YORK COLLECTION, COLOUR HIGH GLOSS BLACK, BY ACCULINK FENCE & WIRE INC. OR EQUIVALENT.
- 2. ALL STEEL TO BE HOT DIPPED GALVANIZED PRIOR TO PAINTING.
- 3. SUBMIT SHOP DRAWINGS FOR REVIEW.



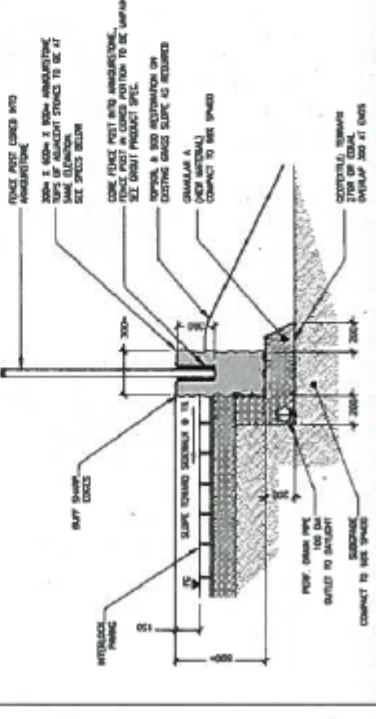
04 ORNAMENTAL FENCE NTS
REV.00



02 INTERLOCK PAVING ON NEW BASE

03 ROCK SIGN RE - INSTALLED

- ARMOURSTONE SPEC'S
1. ARMOURSTONE SHALL BE NATURAL QUARRIED STONE SUPPLIED BY MANUFACTURER CUSTOM CUT STONE.
 2. COLOUR TO BE LIGHT GREY/BLAU/BROWN.
 3. JOINT GAPS TO BE MAXIMUM 15MM.
 4. SET BOLLARDS WITH NATURAL FACE ON THE PAVED SIDE.
 5. BUFF SHARP EDGES FOR SAFETY.
 6. PREPARE PHOTOS OF STONE PRODUCT TO CONSULTANT FOR APPROVAL PRIOR TO ORDERING TO SPEC.
- DRIFT PRODUCT SPEC:
1. SANDABOUT 710 HP, HIGH PERFORMANCE, HIGH-STRENGTH CONCREGUS GROUT OR EQUIVALENT APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



05 ARMOURSTONE EDGE & ORNAMENTAL FENCE POST

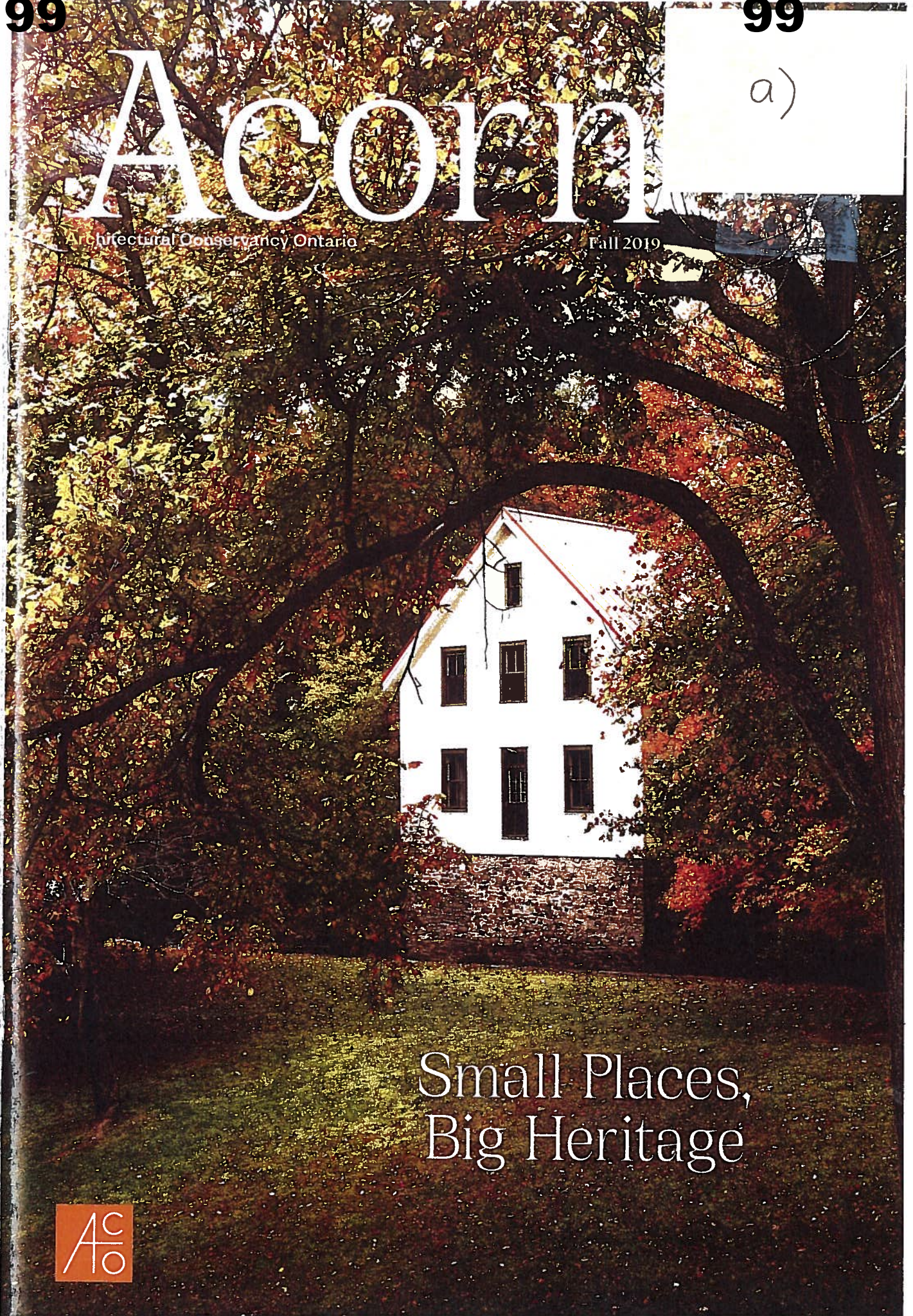
03 ROCK SIGN RE - INSTALLED

Acon

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Architectural Conservancy Ontario

Fall 2019



Small Places,
Big Heritage



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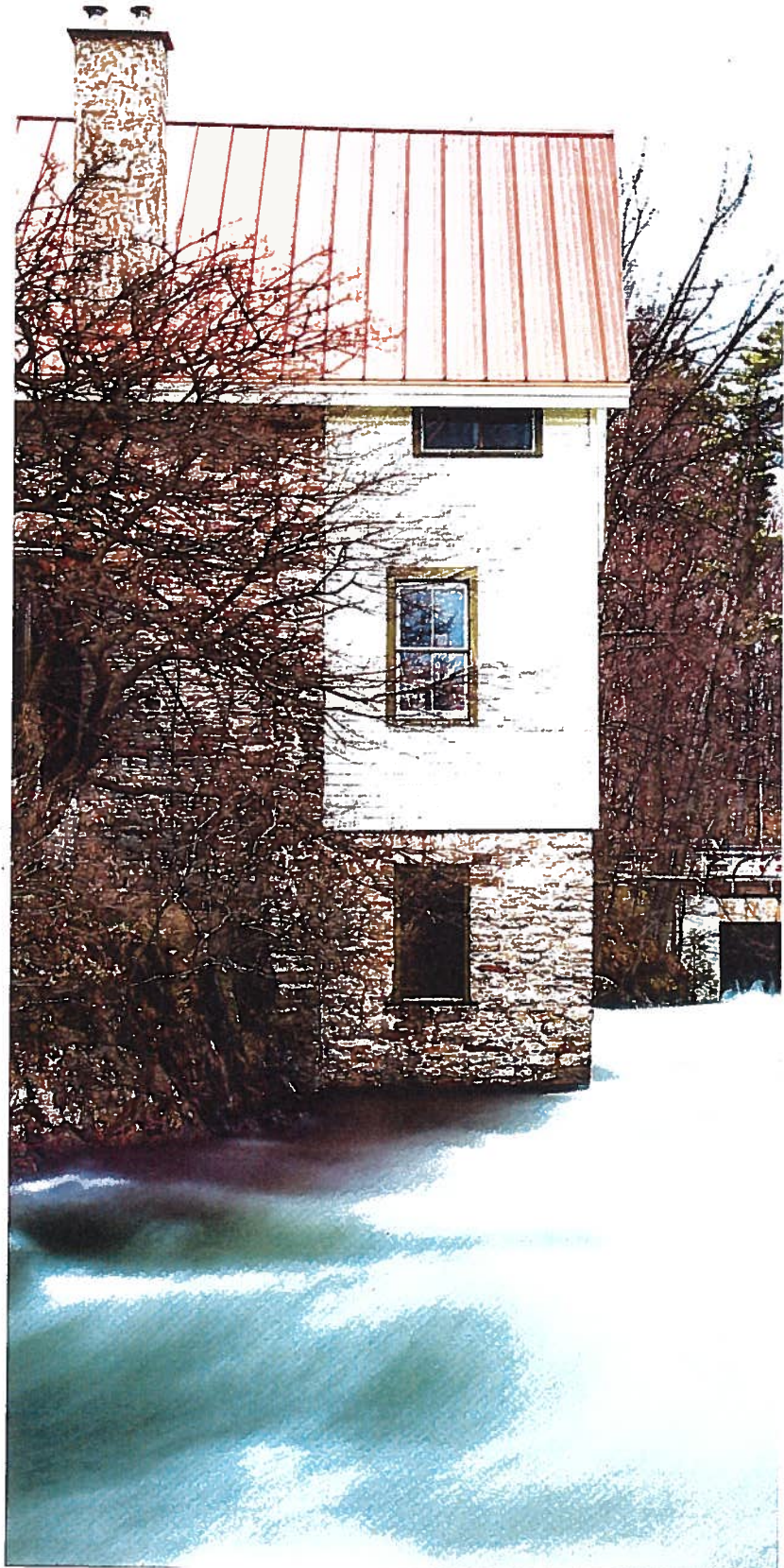


photo Mill at Chaffey's Lock, courtesy of Kyle Davies

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Wedding of Joan Jackson and Frank Armstrong at Beaverdams Church in 1943.

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Chaffey's Old Mill, courtesy of Nicole Watson

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ACO's response to Bill 108 and how you can make a difference



This issue rediscovers the wisdom of Ernst Friedrich Schumacher's *Small is Beautiful*. If the articles inspire you to visit the small towns and villages highlighted in this issue, please tell them ACO's *Acorn* brought you there!

ACO learned the power of small at the Ontario Heritage Conference in May.

Going into the conference, ACO's Policy Committee was very concerned about changes proposed in Bill 108 to the *Ontario Heritage Act* (OHA). Bill 108 will allow the Local Planning Appeals Tribunal (LPAT) to undo the work of democratically elected councils, Municipal Heritage Committees and the trained heritage planning staff who advise them. LPAT will be able to approve, revoke or amend heritage designation bylaws. An LPAT adjudicator, with no training or knowledge of either heritage or your community, could quash weeks of your and your neighbours' efforts.

At the conference, ACO took two small steps to fight this change. First, President Leslie Thompson introduced a resolution which proposed that OHA changes be withdrawn from Bill 108. Conference delegates' unanimous support for the resolution was recorded in Hansard later that day when ACO addressed the Standing Committee on Justice Policy.

Secondly, ACO set up an iPad so delegates could comment on the proposed OHA changes on the government's Environmental Registry. Aided by a tip sheet with writing points, conference delegates doubled the number of Bill 108 comments on the Environmental Registry.

Bill 108 was pushed through and passed before all Environmental Registry comments were even published! But we know that ministry staff who will fine-tune the legislation and write the regulations that determine how it functions will read Environmental Registry comments and take them seriously.

The fight is not over. Many small actions could turn the tide. You can tell your MPP you are really concerned about the changes Bill 108 will make to the *Ontario Heritage Act*. You can tell your member that you don't want to lose your voice in saying what parts of the past you wish to pass on to future generations and that you don't want appointed LPAT officials (with potentially little knowledge of heritage in general or your community in particular) to decide what your community is going to look like. Write, phone, email your MPP, or chat with them at an event this fall in your community.

A small action on your part could make a big difference for Ontario's heritage. ■ — Kae

A small action on your part could make a big difference for Ontario's heritage.

b)

OFFICIAL SELECTION
By Invitation
NEWPORT BEACH
FILM FESTIVAL

OFFICIAL SELECTION
IOWA INDEPENDENT
FILM FESTIVAL

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DODSONBACK
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The Barn Raisers feels like a hymn to the solemn beauty and importance of these midtown.
Journal of Travel & Dispatch News

★★★★ FOUR out of FOUR Stars!
The Barn Raisers is a tribute to Midwest folk architecture.
IndyWeek, Grand City Times

Vanishing Country Cathedrals & The Mysterious Men Who Built Them

THE BARN RAISERS

FOURTH WALL FILMS Presents a Film by KELLY & TAMMY HUNDLE Directed, Written & Edited by KELLY HUNDLE Produced & Written by TAMMY HUNDLE
Special Thanks to KANSAS PUBLIC TELECOMMUNICATIONS, INC., HIGHLAND COUNTY HISTORICAL SOCIETY
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"The Barn Raisers feels like a hymn to the solemn beauty and importance of these buildings, and the Rundles treat them with the reverence they deserve." Jonathan Turner, Dispatch-Argus

The Details!

Stratford Perth Museum

4275 Huron Road, Stratford, ON N5A 6S6

Friday, November 29

7:00 p.m.-9:30 p.m.

Free to the public. Donations accepted

Sponsored by

Ontario Barn Preservation • VELD architect • Stratford Perth Museum

For more details, contact 519.393.5311 or check out the facebook page and RSVP!



<https://www.facebook.com/events/256117701995715/>



Forward to a Friend!



The Society for the Preservation of HISTORIC THORNHILL

1974-2019: 45 years of giving a future to Thornhill's history

Box 53120, 10 Royal Orchard Blvd., Thornhill, Ont. L3T 7R9

Newsletter

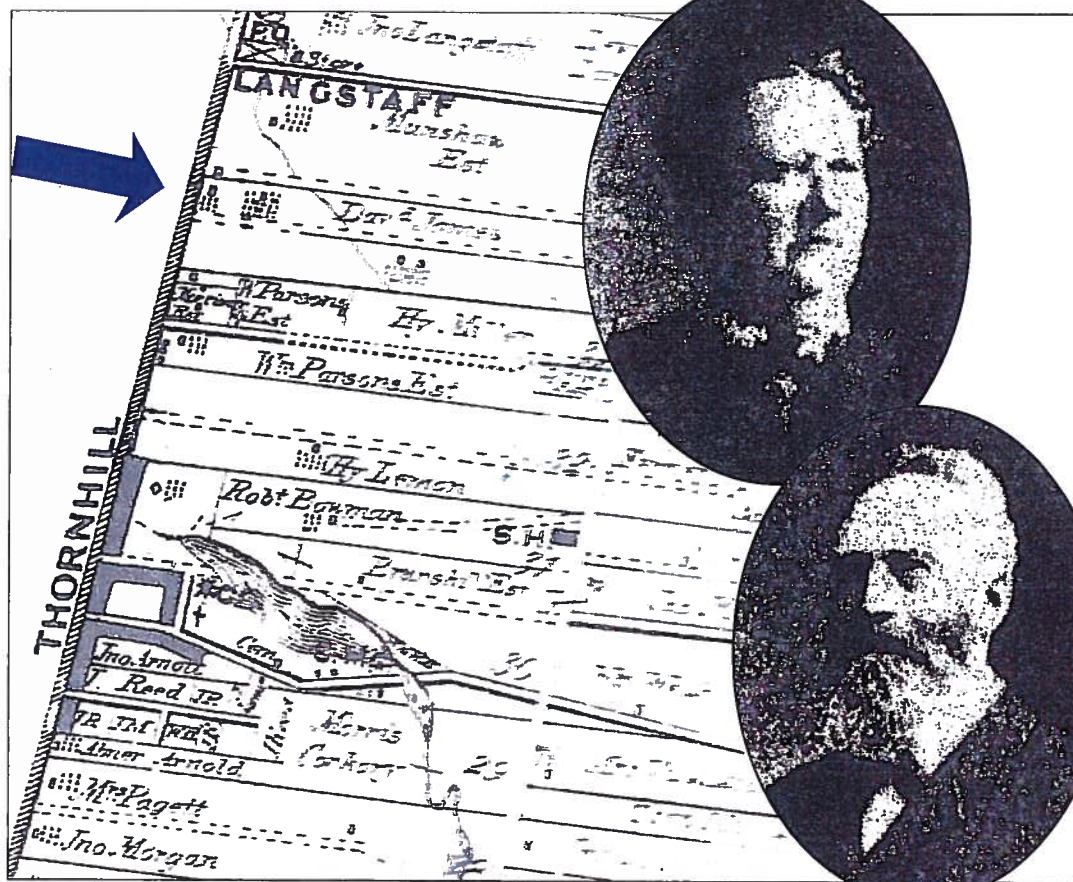
November 2019

David James, Thornhill's 'Man for All Seasons'

By Jim Broughton

Older residents of Thornhill in 1973 remembered David James as "a tall, benign-looking man who used to walk down Yonge Street every Sunday on his way to the Methodist Church. In one hand he carried his Bible, and in the other his cane, and he was so punctual that you could set your clock by him." (Doris M. FitzGerald, in *The Liberal*, Jan. 4, 1973)

David was born on May 14, 1843 on his grandfather Robert James' farm in Newtonbrook (Lot 22, Concession II, West York). He was the eldest son of Joseph James and his wife, the former Frances Reesor. His upbringing was extremely strict by today's standards, particularly on the keeping of the Sabbath as a day for rest and worship. He was not permitted to whistle, play cards, write letters, shave or blacken his boots on the seventh day. In later years, he strongly opposed any kind of work or recreation on Sundays; this included smoking, sponging on neighbours for meals, eating rich foods, dressing fashionably and renting church pews! For two winters in the early 1860s, David boarded with his uncle John Reesor on the farm where his mother had been born in Markham Township; he was



Map showing the Thornhill section of Markham Township including the farm owned by David James, Lot 34, Concession I.
(Illustrated Historical Atlas of the County of York, Toronto, 1878.)

thereby enabled to attend grammar (high) school in Markham Village.

However, in spite of his education, young David soon decided that he wanted to become a farmer on his own property, so in 1868, his father helped him

choose and buy a farm. They paid \$7,000 for the north half of Lot 34, Concession I, Markham Township, the original Crown Grant awarded to Nicholas Miller in 1794 (See Newsletter, November, 2003). This property had been vacant and neglected for many years; the old farm-

Top: Mrs. David James, the former Frances Maria Jackson,
Lower: David James
(Weaver Collection, Thornhill Archives)

house was open to the elements, and the ungated fields were full of stones, stumps and weeds. However, the soil was good and the general situation pleasant.

On March 28, 1871, David

Cont'd on page 2

Future Events



Annual General Meeting

Thursday, December 5, 2019

Meeting - room at Thornhill United Church,
25 Elgin Street
Refreshments at 7:15 p.m.
Meeting at 7:30 p.m.

Please enter the church by the south entrance closest to the parking lot.

Members of the SPOHT Executive will present their annual reports.

Changes to Ontario's Provincial Policy Statement Will Impact Markham Heritage

In May the Ontario government released its "More Homes, More Choice: Ontario's Housing Supply Action Plan". The Action Plan includes a review of the Provincial Policy Statement (PPS), the foundation for land use planning in the province. The PPS is the primary provincial land use policy guiding municipal decision-making. The Planning Act requires that decisions on land use planning matters be "consistent with" the PPS. Some of the proposed changes will impact how we manage our city's heritage assets.

In late August, I and my colleagues Ward 3 Councillor Reid McAlpine and Ward 4 Councillor Karen Rea (each with a Heritage District of their own) met with Nancy Matthews, Deputy Minister of Tourism, Culture and Sport, and Markham-Unionville MPP Billy Pang, who also happens to be the Parliamentary Assistant to the Minister, to discuss the changes and share our views.

The proposed new Section 2.6.5 stipulates that planning authorities now "engage" with, versus the current "consider the interests of",

Indigenous communities when identifying, protecting and managing cultural heritage and archaeological resources. In addition, there are proposed changes to six definitions related to cultural heritage/archaeological matters.

The change to the definition of "Significant" regarding cultural heritage and archaeology means that criteria for determining the significance of the resource will now only include criteria established by the province. Municipal approaches that achieve or exceed the same objective, such as Markham's Heritage Evaluation System, may become redundant.

The definition of "Areas of Archaeological Potential" will now limit the criteria to be used to determine "archaeological potential" to only those established by the province and not municipal approaches which achieve the same objectives. We are concerned that this new definition will not allow our current practices to continue.

The changes to the definitions of "Built

Heritage Resource" and "Heritage Attributes" provide better guidance and clarity.

The changes to the definition of "Conserved" will now require that any recommendations to be implemented from a conservation plan, archaeological assessment and/or heritage impact assessment be approved or adopted by the planning authority or decision-maker. This may mean an additional staff report to Council.

The changes to the definition of "Cultural Heritage Landscapes" removes all the examples of what a CHL could be. This is unfortunate as these examples did provide clarity.

At time of writing, the government's 91-day period to comment concludes October 21.

Keith Irish, Councillor, Ward 1,
City of Markham

Reports

Thornhill Heritage Foundation's Report, November 2019

In June, volunteers from the Bank of Montreal volunteered for a day to paint walls inside the Robert West House and, in cooperation with members of the Thornhill Garden and Horticultural Society, to work tidying up the garden and adding new plants. Two volunteers returned on the weekend on their own time to complete the paint work. A job well done by all!!

In July, the Board was invited to meet with Mayor Bevilaqua of the City of Vaughan. He gave us a generous donation and commended us on the work we are doing to turn the house into a museum. It gave us a tremendous boost to know that we have his

support.

Thornhill Heritage Foundation held the first Robert West Heritage Day on

September 21st, with participation from the Thornhill Garden and Horticultural Society, a local artist and author Valerie Tate.

A large selection of items from rummage to collectibles were sold. Also included was the sale of our Robert West Heritage House note cards. The weather was fine, and the event well attended. Funds from the sales went towards the restoration and maintenance of the house.

The 'Horts' have continued to contribute their expertise in the garden and are gradually transforming it into a beautiful landscape.



We are planning another Darts Night in November, but the date has yet to be determined.

We have received some heritage items from the Wakeman family of Richmond Hill and from Susan MacDonald, great-niece of Thoreau MacDonald.

If you would like to obtain a piano, please notify Board member Roger Jones at 905-881-1146

We are still looking for someone to join our Board; if you are interested, please call me at 905-881-6478.

Yours historically,
Wendy Locke, Chair,
Thornhill Heritage Foundation.

Message from Keith Irish, Councillor, Ward 1, Markham

Markham Council Tours of Historic Thornhill:

I want to express my gratitude to the members of SPOHT who have taken time to organize and conduct individual walking tours of Historic Thornhill this year for members of Markham Council. So far, I have accompanied Mayor Scarpitti and Councillors Amanda Collucci and Andrew Keyes on their tours. Ward 8 Councillor Isa Lee also participated.

I have long believed in the importance of members of Council "seeing things for themselves" and being familiar, to quote Diane Berwick, with "the history of our little jewel of a neighbourhood and how we are trying to preserve it and its history for future generations" will go a long way to achieving that goal. Tours for those who have not yet had one are being planned.

15 Colborne Street:

I am pleased to share news that Markham Council recently approved a recommenda-

tion, requested by Diane Berwick and supported by staff and the Heritage Markham Committee, that the Statement of Cultural Heritage Value or Interest for her home at 15 Colborne Street in the Thornhill Heritage Conservation District Plan be amended to include the 1963/1975 addition designed by noted Canadian architect B. Napier Simpson Jr. Known as the Robert Jarrot House, c.1853, it is a Class A heritage building in the District. Ensuring protection of the addition by identifying it as a significant feature of the historic dwelling will save it from any future attempt to change it significantly or demolish it.

45 John Street Update:

You will recall that the home at 45 John Street in the Thornhill Heritage Conservation District suffered a destructive fire in early April 2019. The cause of the fire was "undetermined" and the home was turned over to the owner.

I do get asked occasionally if I am aware of any plans for it. To date, none have been

received by the City of Markham. However, I am aware that a few years ago the city did receive a site plan application for an addition and major remodelling of the (non-heritage) house on the property. The site plan agreement was never executed so the application did not advance to the final site plan approval/building permit stage.

Any new plans for the property will need to go through the site plan approval process, adhere to the By-law and conform to the policies and guidelines of the Thornhill Heritage District Plan. I am glad the home is being cared for and the grass cut through the summer.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: November 13, 2019

SUBJECT: SITE PLAN CONTROL APPLICATION (FILE NO. PENDING)
Addition to a Commercial Building
377 Main Street North
Markham Village Heritage Conservation District

Property/Building Description:

- One and a half storey stucco office building, originally constructed as a dwelling c.1946.

Use:

- Business and professional offices.

Heritage Status:

- A Type C (non-heritage) building within the Markham Village Heritage Conservation District.

Application/Proposal:

- A Site Plan Control application has been submitted for the minor expansion of the existing building.
- The expansion will primarily affect the second storey with no changes affecting the building outline at grade.
- The existing gable roof, which provides limited usable space on the second floor, will be re-built to allow for the use of the complete floorplate area. A new second storey area will be created over the existing one storey attached garage at the north end of the building. A total of 32.3 square metres (348.0 square feet) will be added. The building will become a full two storeys in height.
- Overall, the aesthetics of the exterior will be altered with vertical siding and new windows and doors to better fit into the Main Street North streetscape from a heritage perspective (drawings are attached).

- Window openings will be altered on the main floor and the existing front porch will be fully roofed, with a small extension across the face of what was originally a single-car garage.
- The applicant does not intend to alter the existing driveway, parking lot or walkways but has indicated a design to implement a front yard landscape treatment.

Background:

- The subject property has been in commercial use since at least the mid-1980s when a by-law amendment was approved to allow a veterinary clinic with a residential unit on the second floor.
- In 2004 another zoning by-law amendment was passed re-zoning the property to C4, to expand the commercial uses of the property to include business and professional offices in addition to the uses permitted through the previous zoning by-law amendment.
- Since that time, the building has contained a number of businesses. A new owner wishes to upgrade the existing building with exterior and interior remodelling and a modest expansion of the second storey to make it more functional for office uses.
- At this time it does not appear that any variances will be required for the proposed project. The existing parking exceeds the requirement of ten spaces by two.

Staff Comment:

- Staff supports the proposed alterations to the Type C building at 377 Main Street North
- The proposed window shutters are recommended to be the traditional louvered type, proportioned to fit the window opening if they were to be closed.
- The new windows are recommended to be wood as the preferred material, or a synthetic material that provides a reasonable facsimile of a traditional wood window.
- Staff has no concerns with the application, however in the event any variances are found to be required in order to implement the project, the application will come back to the Heritage Markham Committee for further review and comment.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham supports the proposed alterations to the Type C commercial building at 377 Main Street North from a heritage perspective subject to the applicant entering into a site plan agreement containing the standard conditions regarding colours, materials, etc, and the shutters being a traditional louvered design.;

AND THAT if any variances are found to be required in order to implement the project during the circulation of the application to Zoning, that the application be brought back to the Heritage Markham Committee for further review and comment.



377 Main Street North Building Photograph and Location Map

ISSUED
NOV 01 2019

377 MAIN ST. N.
EXISTING BUILDING
SECOND STOREY ADDITION TO

Rob Kadiwowski

DR. J. MANISHA
ARCHITECT
1101 10th Ave S
Edmonton, AB T6A 1A2
Phone: (780) 454-8888
Fax: (780) 454-8888

ZONING
PRELIMINARY
REVIEW

CONTRACTOR SHALL
CHECK DIMENSIONS
BY: JAC
DATE: 2019-11-08
DRAWN BY: JAC
DATE: 2019-11-08
PROJECT: 19002

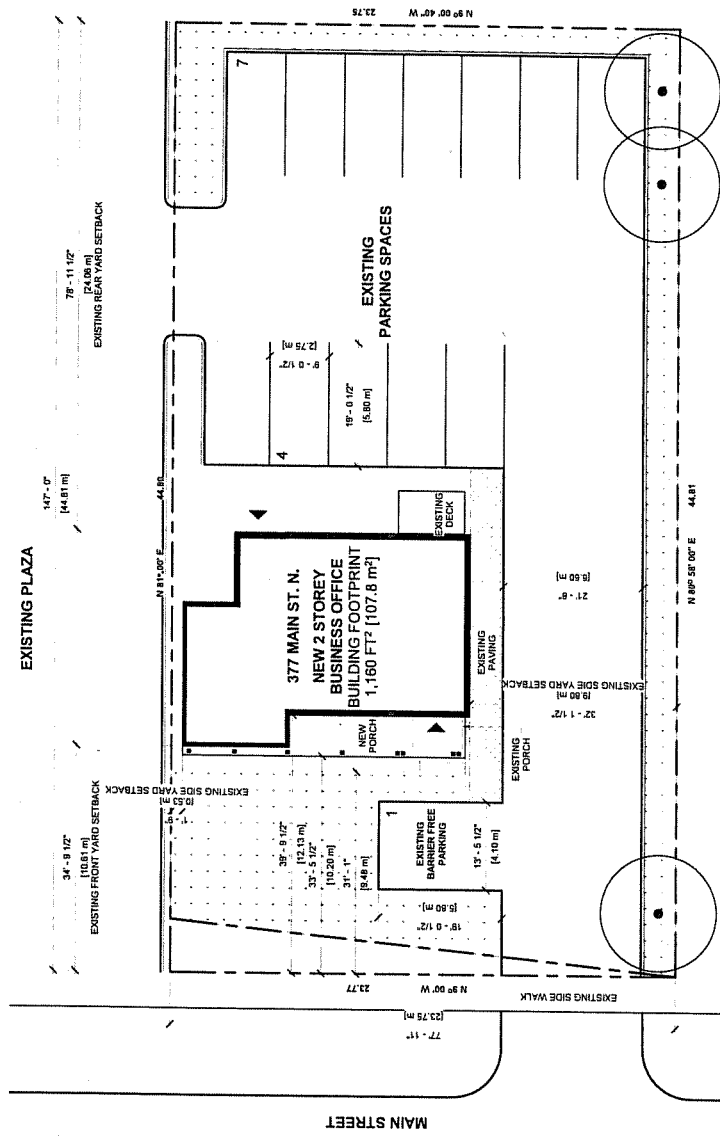
SITE PLAN

SD-1

SITE STATISTIC		ZONING DEVELOPMENT STANDARDS (ZONING DESIGNATION - C4 I OFFICE/RESIDENTIAL)		PERMITTED	EXISTING	PROPOSED
Minimum Lot Frontage	23m	23.77m	23.77m	23.77m	EXISTING	EXISTING
Minimum Lot Area	1,000 sq.m.	1,000 sq.m.	1,000 sq.m.	1,000 sq.m.	EXISTING	EXISTING
Minimum Side Yard Setback (North side)	0.7m	0.7m	0.7m	0.7m	EXISTING	EXISTING
Minimum Side Yard Setback (South side)	0.7m	0.7m	0.7m	0.7m	EXISTING	EXISTING
Minimum Rear Yard Setback	20m	20m	24m	24m	EXISTING	EXISTING
Maximum Building Height	-	-	5.5m	5.5m	EXISTING	EXISTING
Maximum Building Depth	-	-	7.5m	7.5m	EXISTING	EXISTING
Maximum Lot Coverage	-	-	10.2%	10.2%	EXISTING	10.5%
BUILDING AREA						
BUILDING FOOTPRINT	874 sq ft [81.2 m ²]	874 sq ft [81.2 m ²]	874 sq ft [81.2 m ²]	874 sq ft [81.2 m ²]	EXISTING	PROPOSED
1ST FLOOR	1,128 sq ft [104.7 m ²]	1,128 sq ft [104.7 m ²]	1,128 sq ft [104.7 m ²]	1,128 sq ft [104.7 m ²]	EXISTING	EXISTING
2ND FLOOR ADDITION	766 sq ft [71.2 m ²]	766 sq ft [71.2 m ²]	766 sq ft [71.2 m ²]	766 sq ft [71.2 m ²]	EXISTING	EXISTING
TOTAL G.F.A.	2,094 sq ft [195.7 m ²]	2,094 sq ft [195.7 m ²]	2,094 sq ft [195.7 m ²]	2,094 sq ft [195.7 m ²]	EXISTING	EXISTING
PARKING - 1 PARKING SPACE PER 30m ²						
REQUIRED	292m ² /30m ² = 9.7	9 PARKING SPACES	9 PARKING SPACES	9 PARKING SPACES	1 BARRIER FREE PARKING SPACE	1 BARRIER FREE PARKING SPACE
PROVIDED	-	12	TOTAL 10 PARKING SPACES	-	-	-
LANDSCAPING						
TOTAL AREA	228 m ²	228 m ²	228 m ²	228 m ²	22%	22%
PERCENTAGE OF LANDSCAPING	-	-	-	-	-	-

8
SUBJECT SITE
377 MAIN STREET N.

2. NEW PLAN
N.T.S.



1. NEW SITE PLAN
1:100

U:\19191191002 - 377 MAIN ST. N. MARKHAM RD. MARKHAM & AUCADIA RD. - 377 MAIN ST. N. MARKHAM - BPA - NEW 2ND STOREY ADDITION TO EXISTING BUILDING

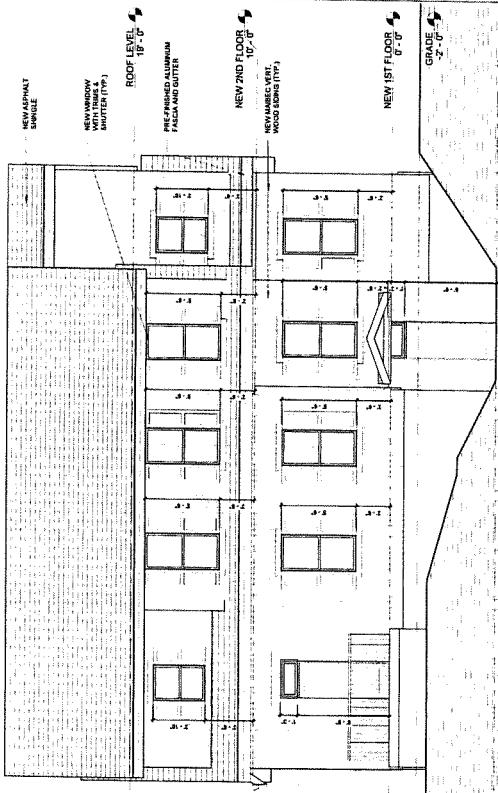
377 MAIN ST. N.
 SECOND STOREY ADDITION TO
 EXISTING BUILDING
 377 MAIN STREET N. MARKHAM

Rob Kadlowski

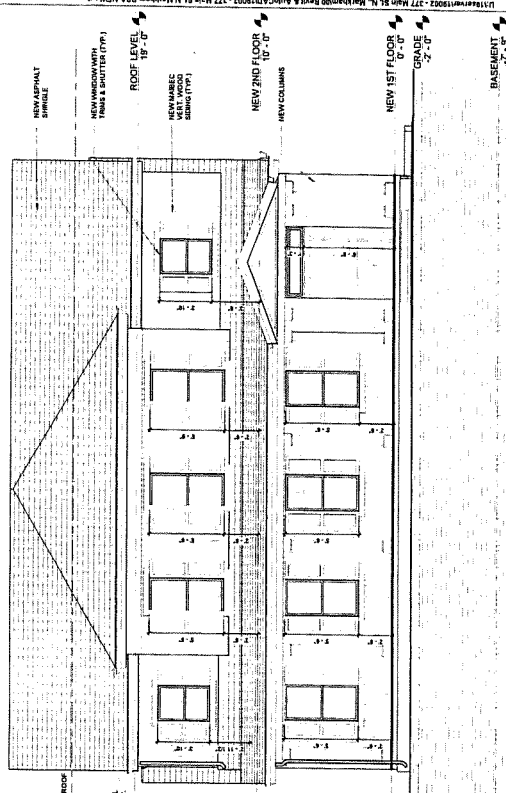
DAVID
 WILKINSON
 ARCHITECT
 1100 SHEPPARD AVE. E. SUITE 100
 MARKHAM, ONT. L3R 9V7
 Phone: (905) 477-8887
 Fax: (905) 477-8665

ZONING
 PRELIMINARY
 REVIEW

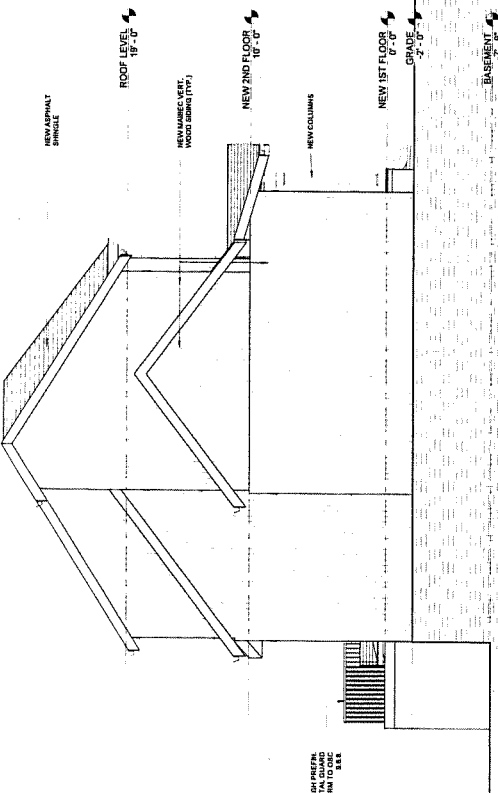
CONTRACTOR SHALL
 VERIFY DIMENSIONS
 BEFORE CONSTRUCTION
 DATE: 10/21/14
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT NO.: 14-001
 SHEET NO.: A.2.0
 NEW ELEVATIONS



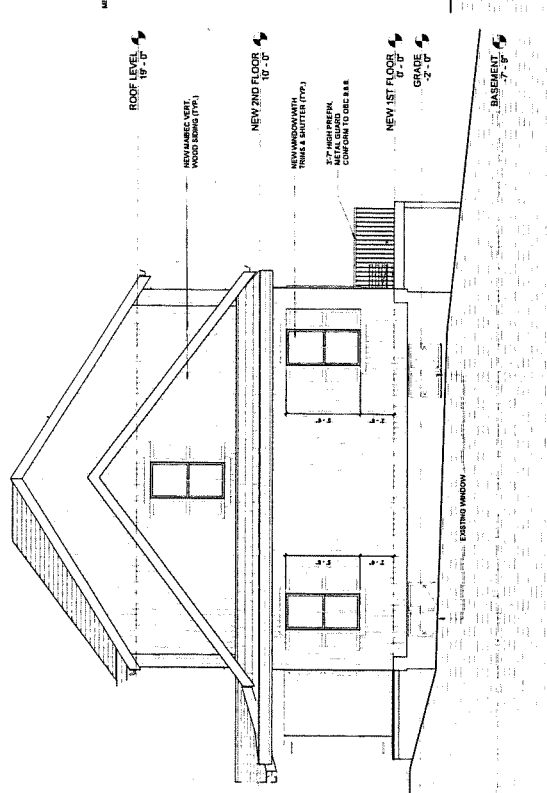
1 NEW - EAST ELEVATION
 1/4" = 1'-0"



2 NEW - WEST ELEVATION
 1/4" = 1'-0"



4 NEW - NORTH ELEVATION
 1/4" = 1'-0"



3 NEW - SOUTH ELEVATION
 1/4" = 1'-0"

3'-7" HIGH PREFR.
 CONFORM TO CBC
 SEE

EXISTING WINDOW



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: November 13, 2019

SUBJECT: Request for Feedback
7111 Reesor Road, Markham
The Robert Milroy House

Property/Building Description: 1-1/2 storey single detached dwelling constructed c. 1833 with 1870's additions

Use: Accessory Building to Catholic Cemetery

Heritage Status: Designated under Part IV of the Ontario Heritage Act and subject to a Heritage Conservation Easement Agreement.

Application/Proposal

- The owner would like to re-roof the building with stone-coated metal roofing which has a much longer lifetime and guarantee than the existing asphalt shingles (See attached brochure);

Background

- All four of the City's heritage conservation district plans do not permit metal roofing for use on heritage buildings;
- However, the subject building is not located within a heritage conservation district, is isolated from other buildings, and not visible from the public realm;
- Heritage Markham has approved metal roofs on some heritage buildings located in heritage conservation districts and in Markham Heritage Estates due to specific site conditions and applications, and because the metal roofing proposed was a traditional type such as standing seam, and corrugated, galvanized, metal panels or sheets;
- The proposed stone coated metal roofing panels are not a traditional type of metal roofing, but Heritage Markham did support their use on a modern two storey senior's residence in the Thornhill Heritage District because:
 - they were fire-proof;
 - they were on a non-heritage building;
 - the scale of the panels was complementary to the large scale of the building; and,

- the location and relatively shallow pitch of the roof did not make them readily visible to the public.
- The “Standards and Guidelines for the Conservation of Historic Places in Canada” is the first-ever pan-Canadian benchmark for heritage conservation practice in this country. It offers results-oriented guidance for sound decision-making when planning for, intervening on and using historic places. This document establishes a consistent, pan-Canadian set of conservation principles and guidelines that will be useful to anyone with an interest in conserving Canada's historic places.
- The General Standards indicate that “*where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place*”.
- For roofs specifically:

Given the constant exposure to the environment, roofing materials do not last indefinitely. While some materials, such as copper sheeting and slate shingles, can last for many decades if properly designed and maintained, other materials, such as wood and asphalt shingles and membrane roofing, need to be replaced more frequently. The need for regular replacement makes roofs vulnerable to changes that may affect their heritage value. Careful attention must be given to the detailing, pitch, exposure, material and shape when replacing a roof
- Also for Roofs – Rehabilitation Projects

***Replacing** in kind an entire element of the roof that is too deteriorated to repair — if the overall form and detailing are still evident — using the physical evidence as a model to reproduce the element. This can include a large section of roofing, a dormer, or a chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.*
- The Standards and Guidelines also suggest: “*Testing proposed interventions to establish appropriate replacement materials, quality of workmanship and methodology. This can include reviewing samples, testing products, methods or assemblies, or creating a mock up. Testing should be carried out under the same conditions as the proposed intervention.*”

Staff Comment

- Staff is of the opinion that the proposed stone clad metal panels are too large a scale to be considered complementary to the relatively modest scale of the Milroy House and if utilization is ever supported, would better suit a larger scale structure.
- However, given 1) the isolation and lack of visibility to the public of the Milroy House, 2) the fact that the existing asphalt shingles are not a traditional roofing material, 3) the inherent sustainable qualities of metal roofing, and 4) the reversibility of the alteration, a more traditional form of metal roofing such as a standing seam roof, or corrugated, galvanized metal sheets or panels could be supported.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham would prefer a traditional metal roofing type such as a standing seam roof or corrugated, galvanized metal panels or sheets as opposed to the proposed stone clad metal panels for the Robert Milroy House;

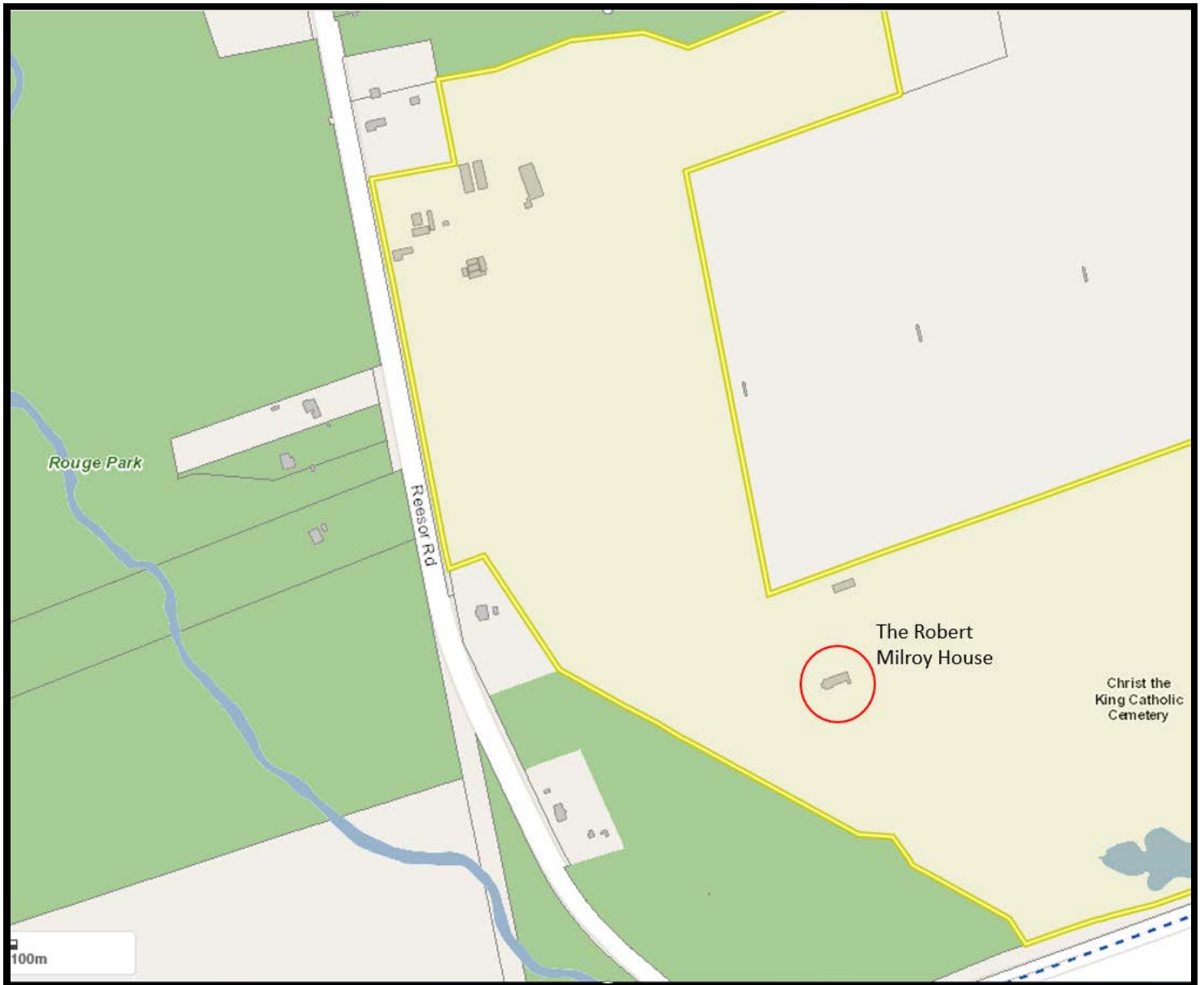
THAT Heritage Markham has no objection to re-roofing the Robert Milroy in an appropriate metal roof for the following reasons:

- The Milroy House is isolated from other buildings;
- The Milroy House is not visible from the public realm;
- The existing asphalt shingles of the Milroy House are not a listed heritage attribute of the building; and
- The alteration is reversible.

File: 7111 Reesor Road, Markham

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7111 Reesor Road, Markham



7111 Reesor Road, Markham
The Robert Milroy House



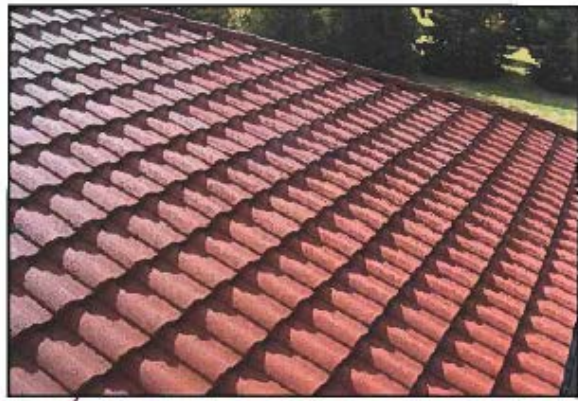


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MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: November 13, 2019

SUBJECT: Official Plan and Zoning By-law Amendment Applications
347 Main Street North, Markham Village Heritage Conservation District
PLAN 19 123553

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

Use: Automotive Dealership

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

Application/Proposal

- The owner has submitted Official Plan and Zoning By-law Amendment applications to the City in support of their proposal to demolish the existing building, which is currently used as a automotive dealership, and to replace it with a three storey, 19 unit, townhouse development (See Figure 1 Site Plan, and Figure 2 Elevations);
- The proposed townhouses are divided into a block of ten units fronting Main Street North, and a block of nine units fronting an internal condo road accessed from Deer Park Lane. The proposed townhouses adopt the historic Second Empire architectural style which has been used on both historic and modern townhouse developments in Markham Village (See Figure 3).

Background

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

- The applicant proposes to build one of the two blocks of townhouse units without direct frontage to a public street, and neither Main Street North or Deer Park Lane are considered to be arterial or major collector roads, (Main Street North between Hwy 7 E. and 16th Avenue is designated as a minor collector road);
- The 2014 Official Plan also contains more specific polices which pertain to the **Markham Village Heritage Centre** (which is the Markham Village Heritage Conservation District):
 - Land use objectives include the desire to provide a variety of residential housing forms, tenures and densities.
 - Land use objectives also recognize the distinct character of heritage buildings, historic sites and landscapes of the Markham Village Heritage Conservation District and ensure that compatible infill development and redevelopment shall have regard for the protection and preservation of heritage buildings, building design, building materials and treatments, signage and lighting, landscaping and tree preservation to enhance the District's heritage character and complement the area's village-like, human scale of development..
 - Preserving and enhancing the predominantly residential area north of the *Mixed Use Heritage Main Street* lands by providing for infill development and redevelopment only in a new house form building which is compatible with the historic features and character of the surrounding heritage area.
 - For this specific portion of Main Street, a maximum building height of 2.5 stories.
 - For townhouses – restricted vehicular access points to public streets, adequate off-site parking and the number of linked townhouse units shall not exceed 8, except where permitted by Council in consideration of special or significant design features.
- The zoning designation of the subject property is C3 Commercial which permits a wide range of retail and commercial uses. A zoning By-law amendment is required to permit residential townhouses, as well as site specific development standards related to the proposed townhouse dwellings;
- The applicant has not yet submitted a Site Plan Control application (or a Condominium application) to the City.

Staff Comment

- The proposed Official Plan and Zoning By-law amendment applications have recently been circulated to City departments and external agencies. The Heritage Section is processing the applications and has not yet received feedback on the proposal from the key departments such as Fire, Waste Management and Urban Design.
- Cultural Heritage Resources:
 - There are no cultural heritage resources on the property or immediately adjacent to the property;
 - The nearest cultural heritage resources are at 329, 340 , 354 and 357 Main Street North (See attached map of nearby heritage resources Figure 4)
- Introduction of townhouses as a housing form:

- Currently, there are no modern residential townhouse developments fronting onto Main Street Markham (although there is a current application for townhouses at 73 Main Street South).
- However, there are historic and more recent townhouse developments in Markham Village (Water Street, Wilson Street, Bullock Drive) and there is a historic row of three former townhouses at 40 Main Street North (Falco's Restaurant).
- There is nothing in the Markham Village Heritage Conservation District Plan that would discourage the introduction of townhouses although the most common form of housing in the heritage district is the single detached dwelling unit.
- The Official Plan contemplates the possibility of townhouses in this area subject to certain criteria such as compatibility with the character of the area in the form of layout and design elements.
- Style of the proposed townhouse
 - The proposed Second Empire architectural style of the townhouses would not be out of character with the Heritage District as there are other examples both historic and recent.
- Height of the proposed townhouses
 - The Official Plan policies support a building form of 2 ½ storey with the ½ storey within the roof structure (anticipating a gable roof form). When considering a mansard roof (Second Empire style), the roof structure becomes a usable third floor of the building.
- Number of Units/ Second Row of townhouses
 - The Official Plan 2014 provides direction as to where the City may consider amendments to permit townhouses not fronting a public street (i.e. at appropriate locations and where the block has frontage on an arterial road or a major collector). This location would not appear to support this type of development concept.
 - Staff has suggested that given the local context, the townhouses should front on Main Street North (and possibly Deer Park Lane) with the remainder of the parcel used for an appropriate amenity space, visitor parking, snow storage and vehicular circulation.
- Staff has no objection to the proposed Zoning By-law amendment to convert the subject property from commercial uses to residential uses including townhouses, but may have issues with site-specific development standards in support of the application concept.

Suggested Recommendation for Heritage Markham

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

THAT Heritage Markham has no objection from a heritage perspective to the proposed Second Empire architectural style of the townhouses subject to some architectural design revisions;

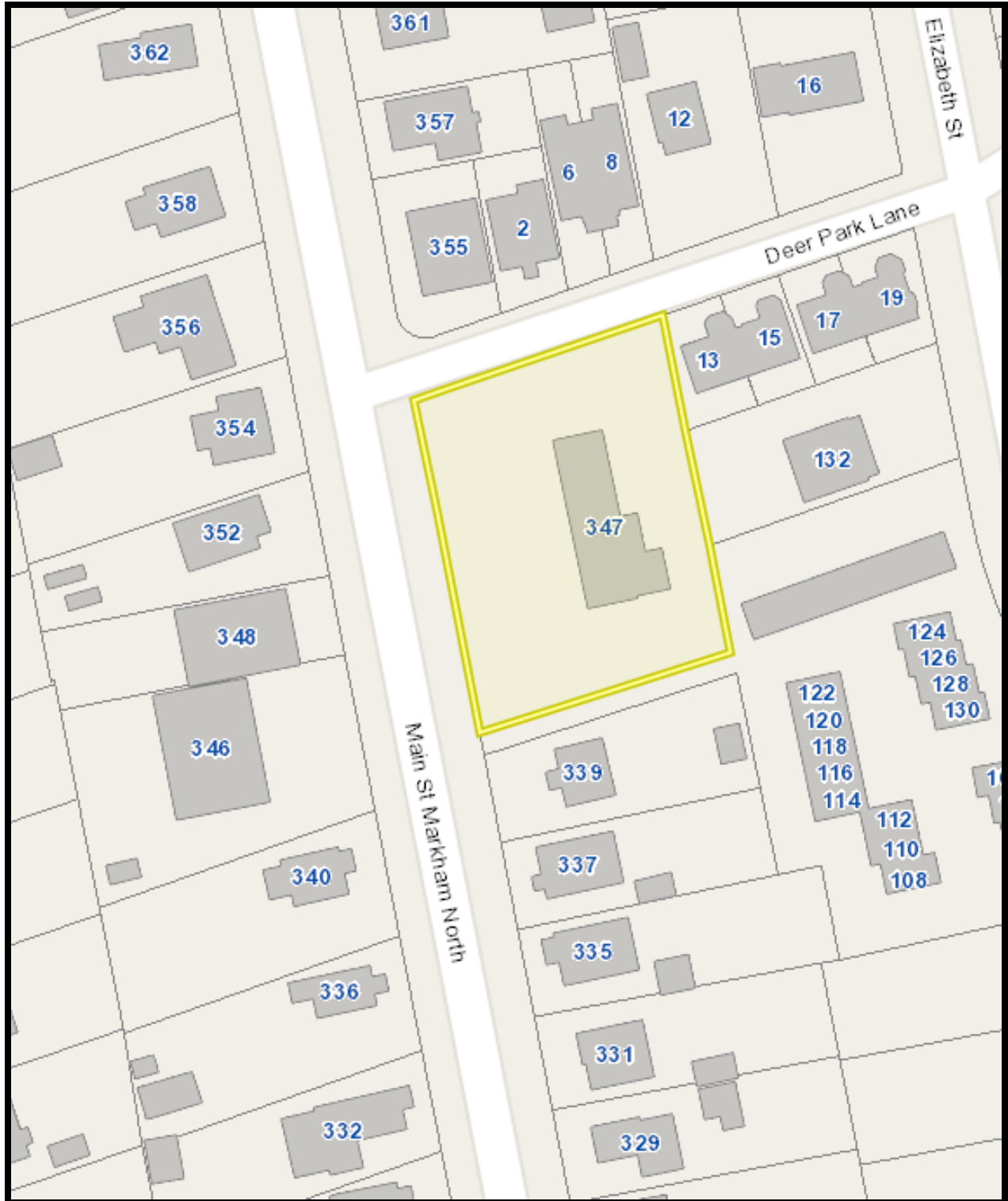
THAT Heritage Markham has no objection from a heritage perspective to the proposed Official Plan Amendment to permit 3 storey townhouses as it relates to the proposed Second Empire architectural style; and

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

File: 347 Main Street North, Markham Village

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347 Main Street North, Markham Village Heritage Conservation District



347 Main Street North, Markham Village Heritage Conservation District



Figure 1-Proposed Site Plan

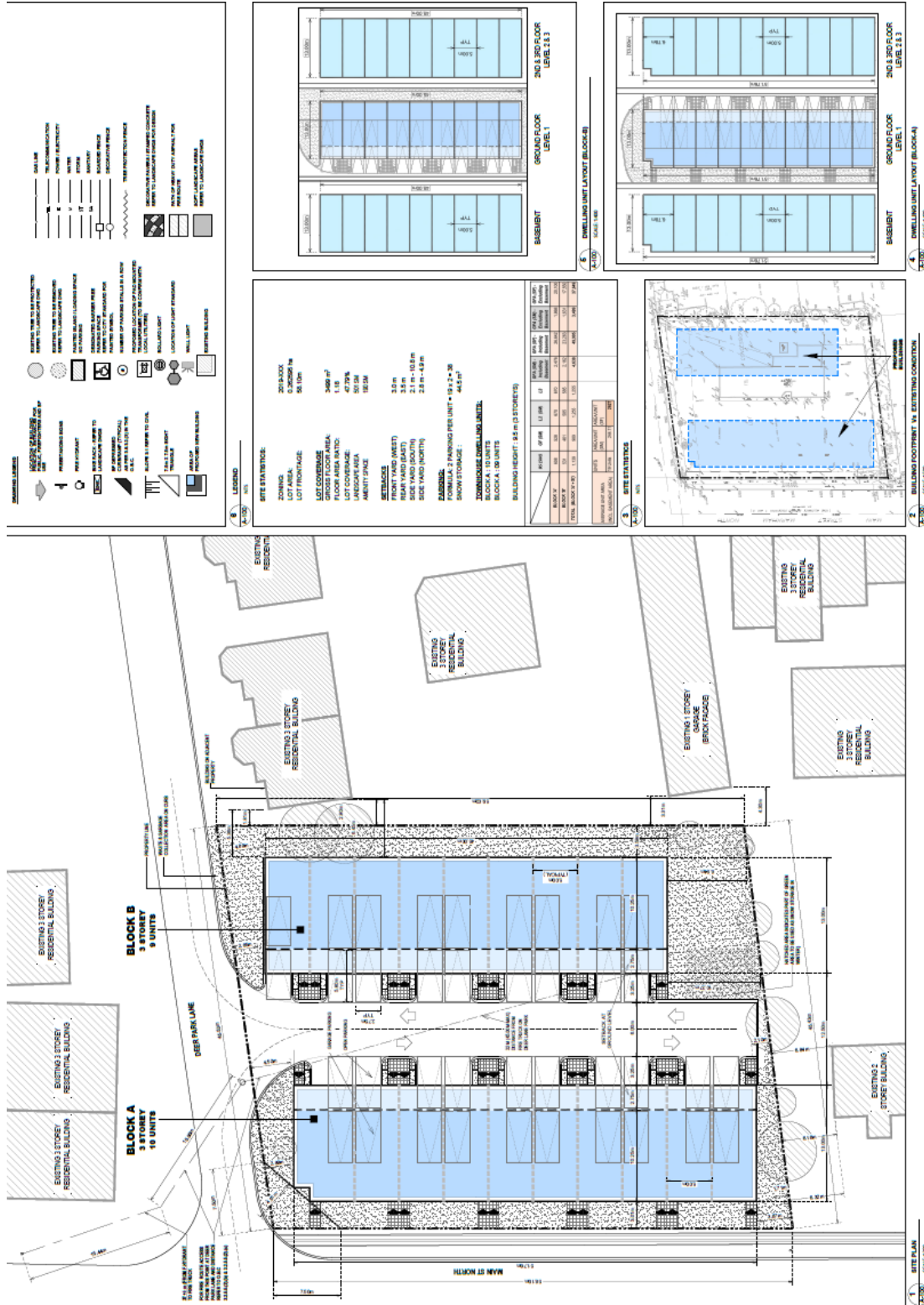


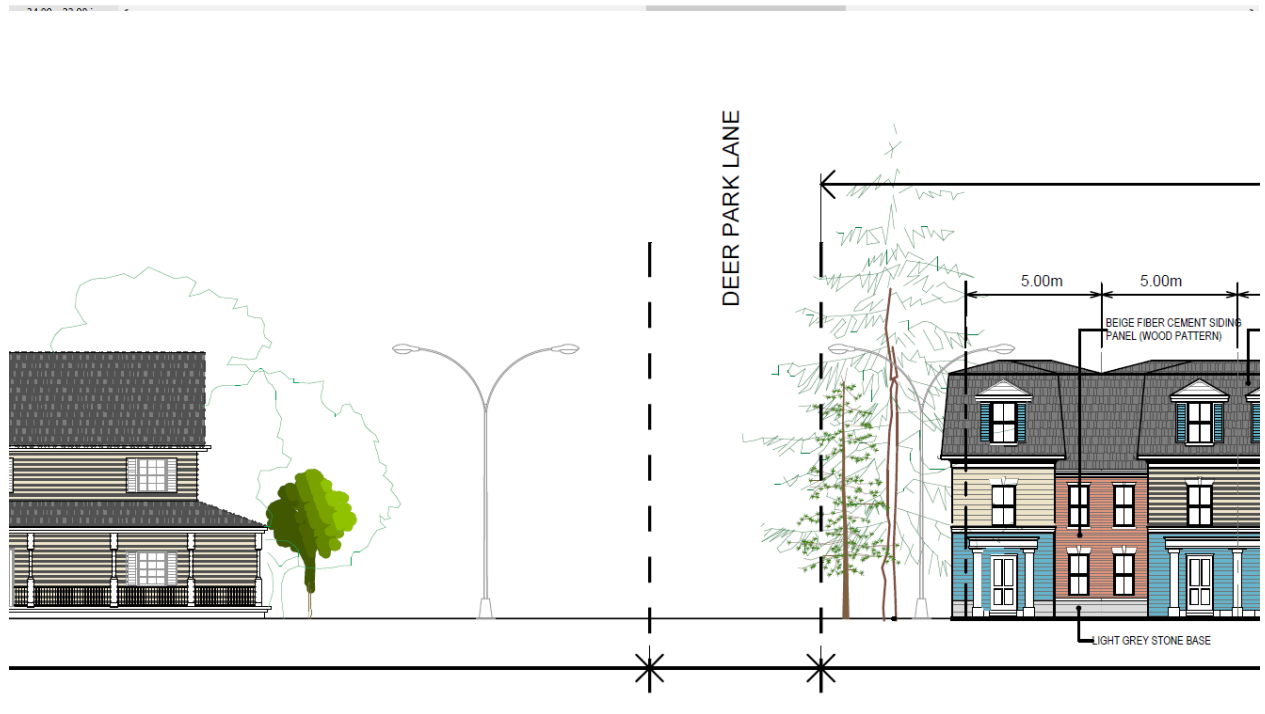
Figure 2-Elevations



PROPERTY LINE



SIG ELEVATION

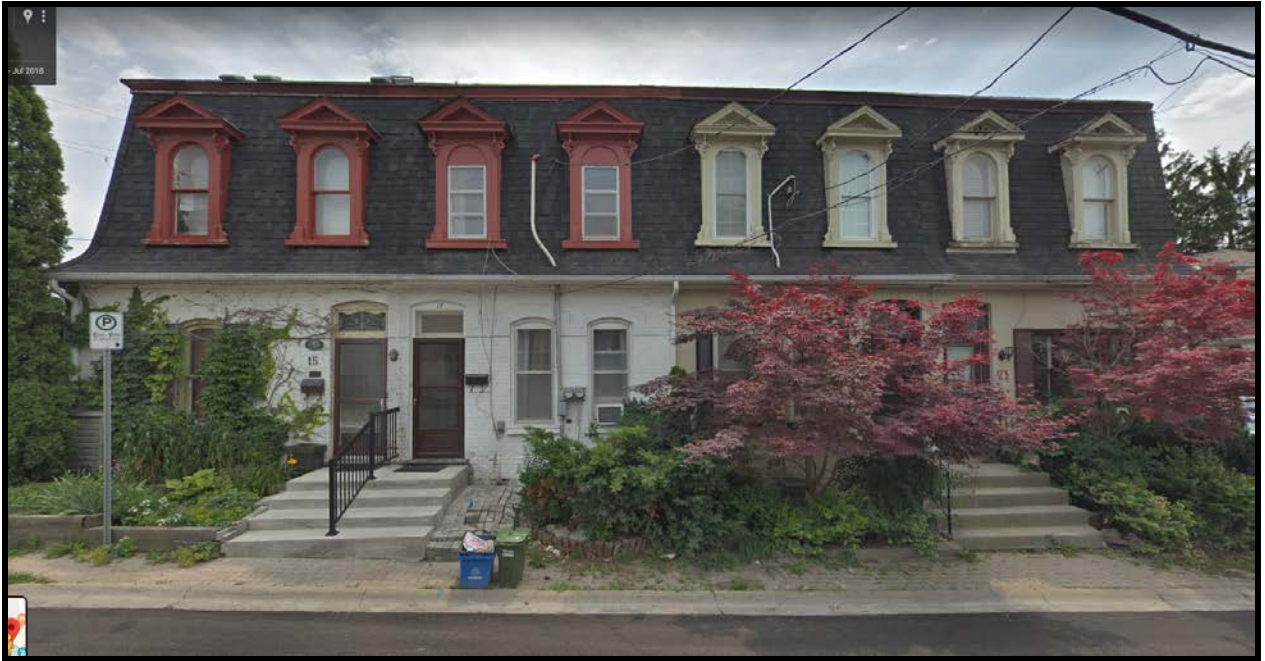


DEER PARK LANE

BEIGE FIBER CEMENT SIDING PANEL (WOOD PATTERN)

LIGHT GREY STONE BASE

Figure 3- Markham Village Townhouses



A historic block of townhouses in the Second Empire style on Wilson Street



A new block of 3 storey townhouses in the Second empire style on Water Street

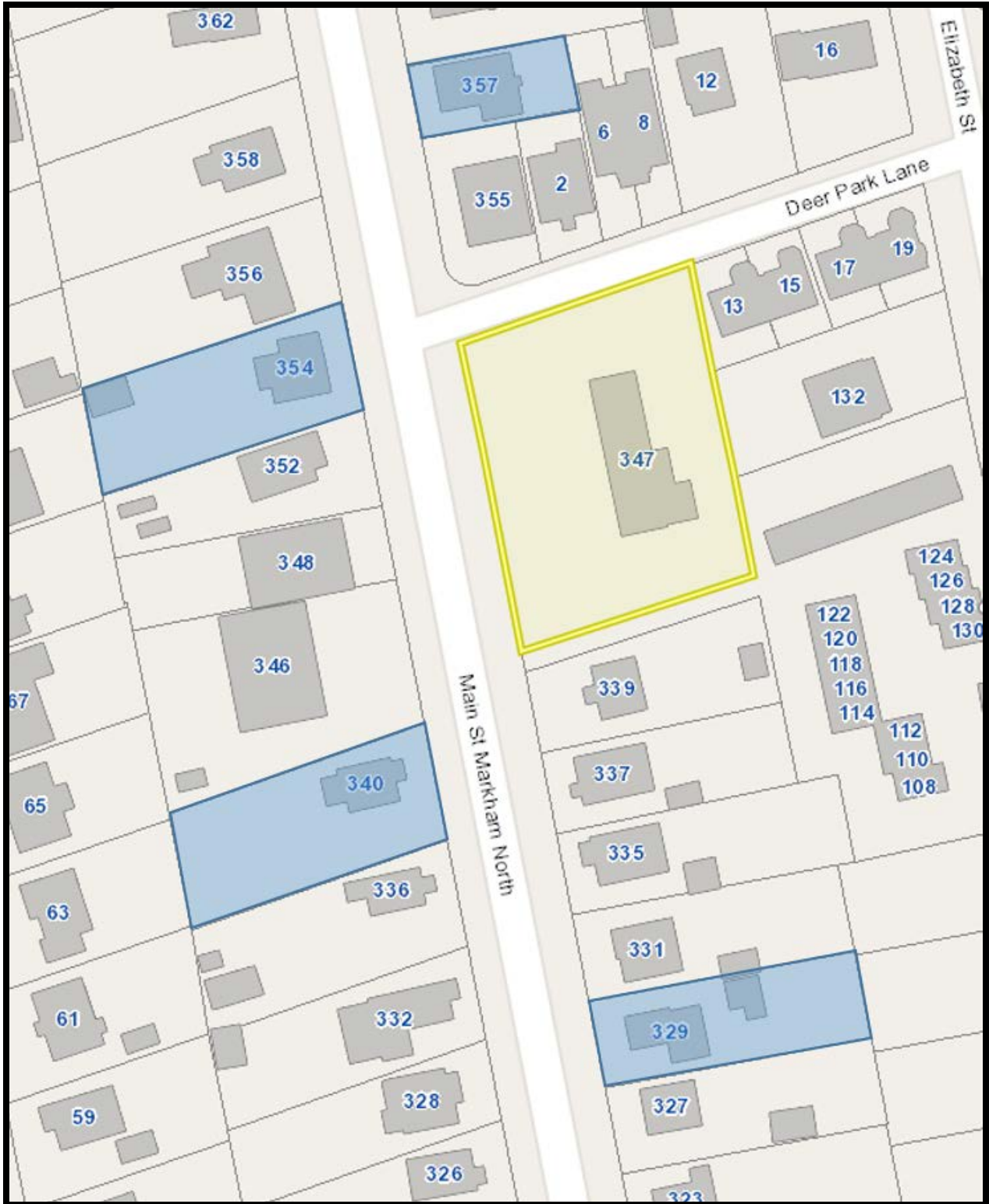


A historic row of townhouses on Main St N – 2 storeys



New townhouses on Bullock Drive, west of Main Street N.- 2 ½ storeys

Figure 4- Nearby Heritage Resources



Properties with heritage resources highlighted in blue.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: November 13, 2019

SUBJECT: REQUEST FOR FEEDBACK
Proposed Skylights
17 Euclid Street, Unionville
Unionville Heritage Conservation District

Property/Building Description:

- 1 ½ storey brick Gothic Revival dwelling and barn/stable, c.1886.

Use:

- Residential

Heritage Status:

- Located within the Unionville Village Heritage Conservation District. Class A heritage building.

Application/Proposal

- The owner wishes to install three skylights on the barn portion of the dwelling (see attached site plan and photograph).
- The skylights will be on roof slopes not visible from the street;
- The purpose of the skylights is to get more natural light into the building without adding new window openings.

Staff Comment

- In the Unionville Heritage Conservation District Plan (Section 9.4.1), the guidelines state “If solar panels, skylights and satellite dishes are required, they should be introduced on new additions to heritage buildings as opposed to impacting heritage fabric.”
- The barn is an accessory building that in modern times was connected to the dwelling with a link, so it could be interpreted as a secondary structure to the main residence, an addition but still a heritage building.

- With reference to new buildings, the District Plan (Section 9.2.7.9) recommends that skylights, not a traditional feature, be avoided on visible elevations (the front and sides) and should be flat in profile and tinted the same colour as the roof.
- Staff is of the opinion that due to the proposed skylights being on a secondary portion of the building, away from the street view, that they can be supported subject to the applicant obtain the necessary approval from the City (either a Building Permit or Heritage Permit, depending on the requirements of the Building Department.)

Suggested Recommendation for Heritage Markham

That Heritage Markham has no objection from a heritage perspective to the addition of three skylights on the rear roof slopes of the barn at 17 Euclid Street subject to the skylights being flat in profile, coloured to match the roof, placed out of street view and the applicant obtaining the necessary permit from the City.

File Path: Q:\Development\Heritage\PROPERTY\EUCLID\17\HM Nov 13 2019.doc



Proposed skylights on rear roof slopes of barn, out of street view.

GENERAL NOTES:

SUBMISSION	DATE	DESCRIPTION
1	2019-10-15	SITE PLAN REVIEW FOR SKYLIGHTS

OWN BLDG CODE:
 FLOOR: SITE
 DEPARTMENT:
 BASE DATE: 2018-08-30
 PROJECT:

CHAU'S RESIDENCE

17 EUCLID STREET
 UNIONVILLE, ON

SCALE: 1/8" = 1'-0"
 DRAWN BY: VICTOR CHAU
 SUBMITTED TO: VICTOR CHAU
 SHEET TITLE:

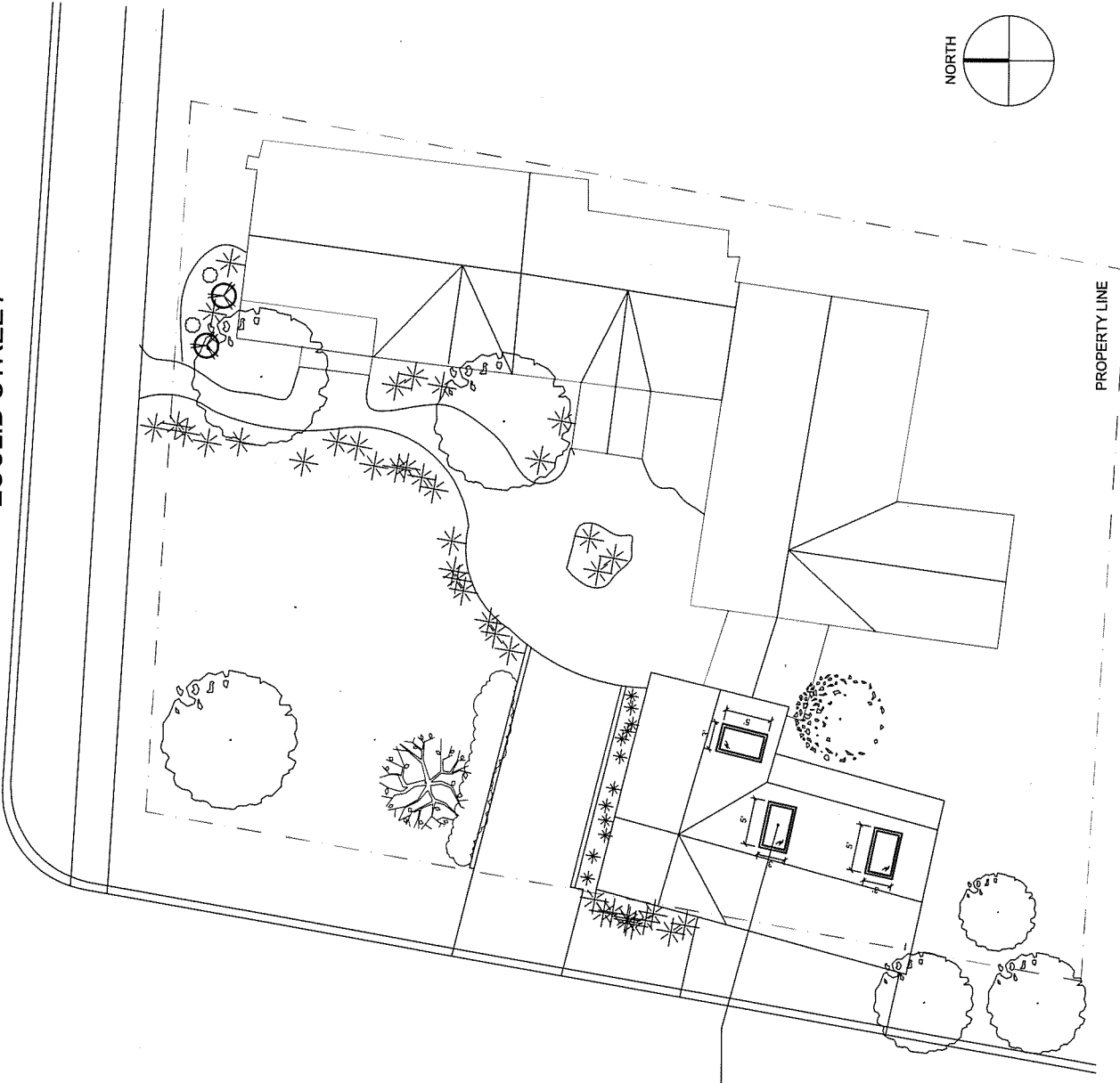
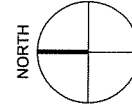
SITE PLAN

SHEET NUMBER:

A-01

EUCLID STREET

PROPERTY LINE



PROPOSE INSTALLATION
 OF THREE (3) SKYLIGHTS
 WITH BLACK FRAME. SIZE
 OF SKYLIGHTS TO BE
 CONFIRMED

EUREKA STREET

1 SITE PLAN FOR 17 EUCLID STREET

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

A-01