



Heritage Markham Committee Agenda

February 12, 2020, 7:15 PM

Canada Room

The Second Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2020.

Alternate formats are available upon request.

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. PART ONE - ADMINISTRATION

- 3.1 APPROVAL OF AGENDA (16.11)

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

Recommendation:

That the February 12, 2020 Heritage Markham Committee agenda be approved, as amended.

- 3.2 MINUTES OF THE JANUARY 8, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

7

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on January 8, 2020 be received and adopted, as presented.

- 3.3 END OF TERM FOR MEMBER - HERITAGE MARKHAM COMMITTEE (16.11)

14

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham acknowledges and appreciates the 2 ½ years of commitment and service provided by Maria Cerone to the Heritage Markham

Committee.

4. PART TWO - DEPUTATIONS

4.1 SITE PLAN CONTROL APPLICATION

15

45 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT NEW SINGLE DETACHED DWELLING (16.11)

FILE NUMBER: SPC 19 142354

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

F. Hemon-Morneau, Technician

See attached staff memorandum and material.

The applicant will be in attendance at 7:30pm.

Recommendation:

That Heritage Markham supports the revised design from a heritage perspective subject to:

- Revision of front façade windows to 6/1 pane division; and,
- The applicant entering into a Site Plan Agreement with the City of Markham including the usual clauses with respect to building materials, colour, etc.

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

27

7751 YONGE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT

131 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT

DELEGATED APPROVALS: HERITAGE PERMITS (16.11)

FILE NUMBERS:

• HE 20 106255

• HE 20 107736

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

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

5.2 BUILDING AND SIGN PERMIT APPLICATION

28

11 PRINCESS STREET, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT
4360 HIGHWAY 7 EAST, UNIONVILLE HERITAGE CONSERVATION
DISTRICT

DELEGATED APPROVALS: BUILDING AND SIGN PERMITS (16.11)

FILE NUMBERS:

- 19 138593 HP
- 20 106901 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

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

5.3 CORRESPONDENCE (16.11)

29

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached material.

Recommendation:

That the following correspondence be received as information:

- a. Society for the Preservation of Historic Thornhill Newsletter, February 2020 (Staff has full copy)
- b. Ontario Heritage Trust: Heritage Matters...more! Newsletter, February 2020

6. PART FOUR - REGULAR

6.1 HERITAGE PERMIT APPLICATION

36

30 COLBORNE STREET, THORNHILL HERITAGE CONSERVATION
DISTRICT

FRONT YARD AND SIDE YARD FENCES (16.11)

FILE NUMBER: HE 19 141022

Extracts:

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

See attached staff memorandum and material.

Recommendation:

1. That Heritage Markham Committee has no objection to the Heritage Permit application for a new front yard fence at 30 Colborne Street based on the example of a historic precedent shown in the book, *Markham Remembered*, on the condition that the new front yard fence be painted white and appropriate wooden caps be installed on the posts; and,
2. That Heritage Markham Committee has no objection to the rear yard privacy fence (visible from the front of the property) as the re-planting of a vegetative hedge along the west boundary (near the garage) will help soften the impact over time; and further,
3. That Heritage Markham Committee supports the re-planting of the vegetative hedge to replace the yew hedge that was removed along the west boundary of the property.

6.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATIONS AND CONSENT APPLICATIONS

41

162 & 174 MAIN STREET

182 MAIN STREET

186 MAIN STREET

188 & 194 MAIN STREET

CREATION OF A REAR LOT DEVELOPMENT PARCEL

UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBERS:

- B/22/19
- A/116/19
- A/117/19
- B/23/19
- A/118/19
- B/24/19
- A/119/19
- B/25/19
- A/120/19

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

J. Leung, Secretary, Committee of Adjustment

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no comment on the Consent and Minor Variance

applications for 162 & 174 Main Street, 182 Main Street, 186 Main Street, and 188 & 194 Main Street from a heritage perspective, subject to securing heritage easement agreements as a condition of consent approval for the following properties:

- the Queen's Hotel (162 & 174 Main Street)
- the Stiver-Summerfeldt Store (182 Main Street), and
- Unionville's First Post Office and Store (188 & 194 Main Street)

7. 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 2020
- 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 (2020)
- f) Update to Markham Village Heritage Conservation District Plan
- g) New Secondary Plan for Markham Village
- h) Comprehensive Zoning By-law Project (2019) – Review of Development Standards – Heritage Districts

7.1 STUDIES

59

STRATEGY TO ADDRESS CULTURAL HERITAGE RESOURCES IN THE NORTH DISTRICT EMPLOYMENT LANDS (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached staff memorandum and material.

Recommendation:

That Heritage Markham Committee receive the update on the consultant study entitled 'Strategy to Address Cultural Heritage Resources in the North District Employment Lands', as information.

7.2 INFORMATION

65

ONTARIO HERITAGE CONFERENCE UPDATE (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

C. Kakaflikas, Director, Economic Growth, Culture & Entrepreneurship

See attached memorandum.

Recommendation:

That Heritage Markham Committee receive for information the update on the Ontario Heritage Conference (May 28-30, 2020) being organized and hosted by the City of Markham.

7.3 STUDIES

70

MAIN STREET UNIONVILLE COMMERCIAL CORE STREETSCAPE MASTER PLAN 2020, FINAL DRAFT STUDY REPORT - UPDATE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached staff memorandum and material.

Recommendation:

1. That Heritage Markham Committee receive the staff presentation on the preferred concept, streetscape features and enhanced treatment options outlined in the Main Street Unionville Commercial Core Streetscape Master Plan 2020 – Final Draft Study Report; and,
2. That Heritage Markham supports the Modified Concept #2 and Enhanced Treatment Option #6 for the Main Street from a heritage perspective; and further,
3. That Heritage Markham supports the improvements to the East Lane from a heritage perspective.

7.4 ADVOCACY

73

HERITAGE EDUCATION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

That Heritage Markham Committee receive for information.

8. PART SIX - NEW BUSINESS

9. ADJOURNMENT



Heritage Markham Committee Minutes

Meeting Number: 1
January 8, 2020, 7:15 PM
Canada Room

Members	Ken Davis Evelin Ellison Shan Goel Councillor Keith Irish	Councillor Reid McAlpine David Nesbitt Paul Tiefenbach Jennifer Peter-Morales
Regrets	Graham Dewar Doug Denby	Anthony Farr Councillor Karen Rea
Staff	George Duncan, Senior Heritage Planner Regan Hutcheson, Manager, Heritage Planning	Peter Wokral, Senior Heritage Planner Victoria Hamilton, Committee Secretary (PT)

1. CALL TO ORDER

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

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

- 45 John Street, Thornhill Heritage Conservation District

B. New Business from Committee Members

Recommendation:

That the January 8, 2020 Heritage Markham Committee agenda be approved, as amended.

Carried

3.2 MINUTES OF THE DECEMBER 11, 2019 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on December 11, 2019 be received and adopted, as presented.

Carried

3.3 2019 YEAR END REVIEW

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and reviewed the memo.

In response to a query regarding the reduction in site plan control applications, R. Hutcheson noted that changes in provincial government policy may have resulted in some applicants delaying the submission of site plan applications until 2020. He further stated that the reduction in site plan applications likely contributed to the reduced number of permit and sign applications.

Recommendation:

That the presentation be received as information.

Carried

4. PART TWO - DEPUTATIONS

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATION

**50 PETER STREET, INDIVIDUALLY DESIGNATED
DELEGATED APPROVALS: HERITAGE PERMITS (16.11)**

FILE NUMBER: HE 19 141611

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATIONS

377 MAIN STREET NORTH

10720 VICTORIA SQUARE BOULEVARD

DELEGATED APPROVALS: BUILDING PERMITS (16.11)

FILE NUMBERS:

- 19 132299 AL
- 19 138150 AL

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

Carried

5.3 CORRESPONDENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the following correspondence be received as information:

- a. Ministry of Heritage, Sport, Tourism and Culture Industries: Organizational Realignment

Carried

6. PART FOUR - REGULAR

6.1 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

1 BEECH STREET (16.11)

FILE NUMBER: A 159 19

Extracts:

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

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

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the requested variance to permit (0) additional parking spaces for the existing accessory dwelling unit at 1 Beech Street.

Carried

6.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

105 AND 107 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT COMMERCIAL PARKING LOTS (16.11)

FILE NUMBERS:

- A/16/19
- A/151/19

Extracts:

R. Hutcheson, Manager of Heritage Planning
J. Leung, Secretary, Committee of Adjustment

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He indicated that the Applicant had received an order to comply and that the current application was to legalize the existing commercial parking lot in the rear yard of 107 Main Street, and that no further parking spaces would be created and no trees would be affected.

The Committee expressed concern regarding the precedent that would be set by supporting a variance to allow a paved rear lot of a residentially-zoned property.

In response to a query, G. Duncan confirmed that both 105 and 107 Main Street were located in the flood plain and that Staff would be contacting the Toronto and Region Conservation Authority (TRCA) for their comments on the application.

Councillor R. McAlpine noted that the residential property at 107 Main Street was previously used as commercial space and therefore may have required the additional parking spaces, however the property was currently being used residentially, and did not require the additional parking spaces any longer.

The Committee proposed a recommendation to support by-law enforcement's efforts to return the rear parking lot of 107 Main Street to greenspace in residential use, and in compliance with the zoning bylaw.

Recommendation:

That Heritage Markham supports by-law enforcement's efforts to return the rear parking lot of 107 Main Street to greenspace in residential use, as per the zoning by-law requirements.

Carried

7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

Doors Open Markham 2020

Staff confirmed that the event would be held on September 12, 2020. It was noted that Heintzman House was interested in being a site this year.

In response to a Committee member's proposal to hold the event over two days, G. Duncan advised that the event had started as a two-day event, but was changed to one-day because some property owners did not wish to participate in the event for two days. In addition, the reduction in size of the organizing committee and number of volunteers over time affected the committee's ability to run the event effectively over two days.

A Committee member proposed dividing the sites between the two days, which would allow attendees to view a greater number of properties. G. Duncan noted that a number of the sites participated in Doors Open every year, allowing attendees continued opportunities to visit the sites. G. Duncan would present the two-day proposal to the Doors Open Committee at their next meeting.

Heritage Week, February 2020

In response to a query, P. Wokral noted that there would be a display in the main lobby of the Civic Centre during Heritage Week.

Ontario Heritage Conference, May 2020

In response to a query, R. Hutcheson stated that this item was in progress and that a detailed update would be provided at the February 2020 Heritage Markham meeting.

Unionville Heritage Centre Secondary Plan

In response to a query, R. Hutcheson noted that an update was expected in the near future.

8. PART SIX - NEW BUSINESS**8.1 SITE PLAN CONTROL APPLICATION****45 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)**

FILE NUMBER: SPC 19 142354

Extracts:

R. Hutcheson, Manager of Heritage Planning

F. Hemon-Morneau, Development Technician

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He also noted Staff concerns regarding the proposed masonry surrounds and the entrance door height.

The applicant's representative, Daniel Falzon of Lasonne Engineering Ltd., was in attendance and responded to the Committee's questions. He confirmed that the proposed dwelling was a 1-storey bungalow and clarified that the window above the garage was part of the attic space, and that trusses would be used for the framework.

The Committee discussed the roof height and massing compared to the ground floor, and the square footage. D. Falzon confirmed that the dwelling would be built within the by-law size requirement.

In response to a query, D. Falzon advised that none of the original house could be salvaged or reused; there was misalignment of the foundation walls and the wood frame was completely destroyed.

The applicant's representative stated that the windows were within the bird friendly guidelines, and requested that the Committee further consider permitting the protrusion of the garage past the front porch to allow them to maximize the internal area while conforming to the by-laws. The applicant's representative advised that they were willing to work with Staff on the recommended changes.

A Committee member noted a preference for the design to be more consistent with the heritage style of the Thornhill community because the property was located close to the historic core area of Thornhill.

In response to a comment on existing houses with projecting garages, G. Duncan noted that the heritage district in Thornhill did not exist until 1986, and that dwellings built prior to the establishment of the heritage district were grandfathered and would not be permitted today.

A Committee member expressed concern that the applicant would build a second storey in the future, based on the height of the roof. R. Hutcheson noted that such a change would require the submission of another application, which would come before the Heritage Markham Committee.

Recommendation:

That Heritage Markham recommends that the applicant address the comments identified in the memo and that a revised design be brought back to the Heritage Markham Committee for further review.

Carried

9. ADJOURNMENT

The Heritage Markham Committee meeting adjourned at 8:28 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: February 12, 2020

SUBJECT: End of Term for Member
Heritage Markham Committee

As of November 30, 2019, Maria Cerone officially completed her appointed term on the committee. Maria has decided not to stay on the committee until a replacement is appointed by Council and indicated her time on the committee is completed as of January 8, 2020. The City has declared her position as vacant and a replacement will be obtained by Clerks Department in the near future.

Maria was a representative for the Unionville area. She served for 2 ½ years (since June 2017)

At this time, it would be appropriate to acknowledge the contribution of Maria for her commitment to the Heritage Markham Committee and her support for the City's heritage conservation program.

Suggested Recommendation for Heritage Markham

That Heritage Markham acknowledges and appreciates the 2 ½ years of commitment and service provided by Maria Cerone to the Heritage Markham Committee.

File: Heritage Markham Committee file



MEMORANDUM

TO: Heritage Markham Committee

FROM: François Hémon-Morneau, Development Technician

REVIEW: Regan Hutcheson, Manager, Heritage Planning

DATE: February 12, 2020

SUBJECT: SITE PLAN CONTROL APPLICATION SPC 19 142354
New Single Detached Dwelling – Revised Design
45 John Street
Thornhill Heritage Conservation District

Property/Building Description:

- One storey frame dwelling, c.1949, a ranch bungalow with modern interpretation of a Victorian veranda and gable details. The building suffered extensive fire damage in April of 2019. An engineering investigation completed by the insurance company determined that the damage was beyond repair and that demolition would be required.

Use:

- Vacant residence.

Heritage Status:

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

Application/Proposal

- A Site Plan Control Application has been received for the construction of a new one storey dwelling. The existing fire-damaged dwelling will be demolished and will be replaced by a new one-storey single detached dwelling with an attached two-car garage.
- There will be a basement walkout entrance at the rear of the building.
- The overall proposed Gross Floor Area is 323.15 sq. m (3,478.35 sq. ft).
- The revised site plan, floor plans and elevations are attached, in response to staff and Heritage Markham comments and recommendations of January 8, 2020.

Background:

- A previous Site Plan Control application (SC 17 158926) for 45 John Street reached Endorsement stage. The application involved extensive renovations and a two storey addition to the dwelling for a total GFA of 342.93 sq. m. (3,691.4 sq ft). The applicant did not execute the Site Plan Agreement therefore final Site Plan Approval was not

achieved for the file. The building suffered extensive fire damage in April of 2019. An engineering investigation completed by the insurance company determined that the damage was beyond repair and that demolition would be required. The applicant met with staff during a Pre-consultation meeting in November 2019 at which time a proposal for a new building was presented. The new proposal is slightly smaller in GFA than the previous proposal. The applicant was advised to undertake a Zoning Preliminary Review (ZPR) to confirm compliance with current zoning by-laws.

Staff Comments

- A formal Site Plan Control application was submitted in December 2019. At this time, staff cannot confirm that it complies with the infill zoning by-law. The first review cycle for the Site Plan Control application has not yet been completed by all circulated departments. Upon review of the original drawings, the Zoning department has identified that the maximum building depth exceeds the By-law requirements. The applicant initially proposed a maximum building depth of 22.19 metres; whereas, the By-law permits a maximum building depth of 16.8 metres. The revised drawings appear to have reduced the building depth to 18.90 metres. The Zoning department will need to review and determine if the revised plans will require a variance.
- Since the date of Heritage Markham's January 8, 2020 meeting, the applicant has revised the plans for the new dwelling. The chart below indicates how the applicant has addressed staff comments and the recommendations of Heritage Markham.

45 John Street Recommendation Responses	
Staff and Heritage Markham Recommendation	Applicant Response
Staff recommended that the garage recess from the building's main façade by a minimum of 1 metre to conform to the policies and guidelines of the Thornhill Heritage Conservation District Plan.	Revised drawings show that the garage is recessed 1.2 metres (4 ft) and conforms to the policies and guidelines of the Thornhill Heritage Conservation District Plan.
Staff recommended that the accent cladding materials be returned to the original vertical siding identified at the Pre-Consultation.	Applicant has revised the building elevations to reflect the original vertical siding accent.
Staff recommended that the applicant revise the proposed window glazing design to include pane divisions which reflect the 'Arts and Crafts' architectural style influences of the building.	Applicant has revised building elevations to reflect window pane divisions in the transoms. Staff note: Six window pane divisions instead of four are required.
Staff requested that all cladding materials be clearly identified.	Applicant has revised building elevations to include 3 ½ ft "Masonry Fascia" skirting. Staff note: applicant to confirm if the skirting will be brick or stone.
Staff recommended the addition of window pane division.	Applicant has added window pane division on rear windows.

Staff indicated that metal roofs are not supported in the District Plan and that the applicant includes asphalt shingles.	Applicant has changed the roof materials to asphalt shingles.
Staff and Heritage Markham requested that the applicant provides a streetscape plan showing neighbouring building elevations.	Applicant has submitted a streetscape plan.
Heritage Markham requested that the building height be lowered.	Applicant has lowered the building height from 9.33 metres (30.7 ft) to 8.87 metres (29.1 ft).

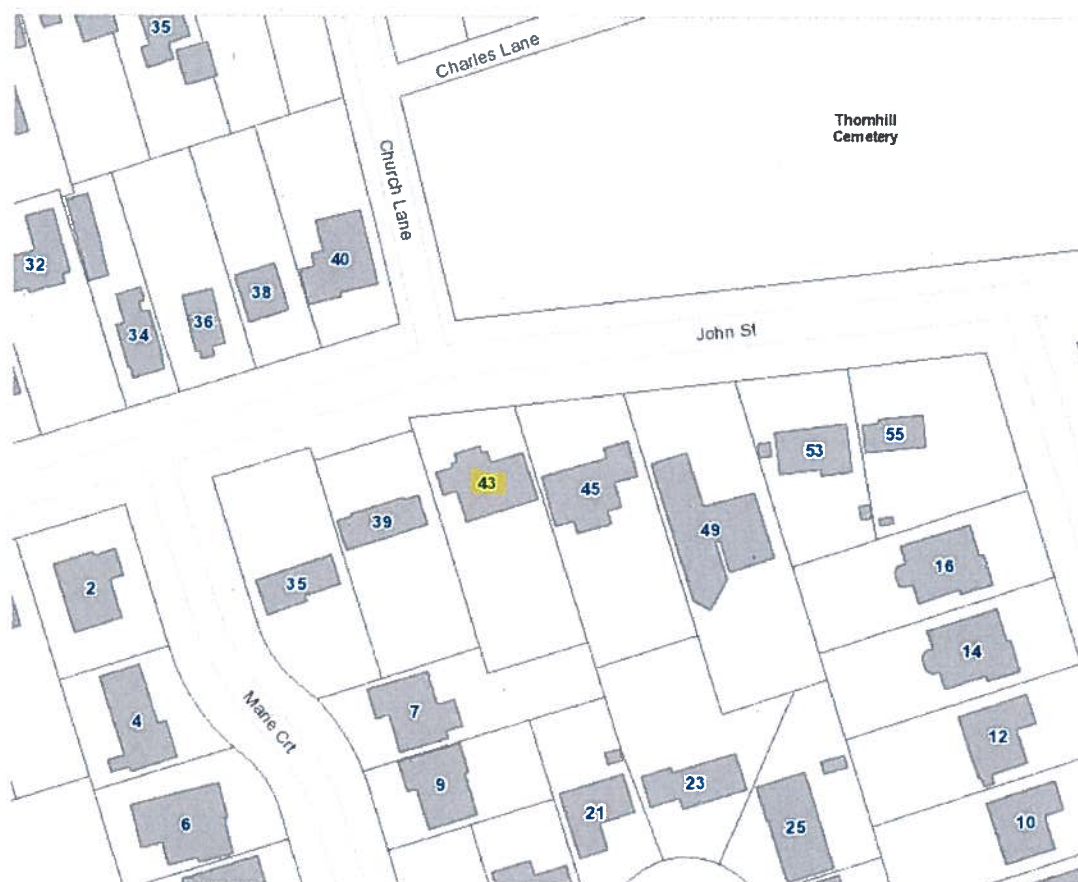
Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the revised design from a heritage perspective subject to:

- **Revision of front façade windows to 6/1 pane division; and**
- **the applicant entering into a Site Plan Agreement with the City of Markham including the usual clauses with respect to building materials, colour, etc.**

File Path:

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45 John Street, Thornhill



Visual of Existing Streetscape



45 John St in the middle

47 John Street is one storey with two storey rear component; garage portion with doors not facing the street



43 John Street to the west

1 ½ storey

Garage recessed on east side of property

TOPOGRAPHIC SURVEY OF
PART OF LOT 6
REGISTERED PLAN 3537
CITY OF MARKHAM
(FORMERLY REGIONAL MUNICIPALITY OF YORK)

METRIC

ALL PROPERTY DIMENSIONS
IN METERS UNLESS
OTHERWISE NOTED

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPANCIES MUST BE REPORTED BEFORE PROCEEDING WITH THE WORK.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND/OR SPECIFICATIONS AND TO CONFORM TO THE CHICAGO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. ALL MATERIALS AND METHODS OF CONSTRUCTION MUST BE IN ACCORD WITH THE LATEST EDITIONS OF THE SPECIFICATIONS. UNIT WEIGHT 155 LB/SY.

[illegible]

BUILDING STATISTICS
SITE AREA: 1,581.15 SQ
COVERAGE: 371.30 SQ (23.00%)
BUILDING + PORCH + PORCH + W/O
BUILDING LENGTH: 18.90M
BUILDING WIDTH: 20.17M
BUILDING HEIGHT: 4.87M

[illegible][illegible]

OPEN TRENCHING IS NOT PERMITTED WITHIN THE TREE PROTECTION AREA

Construction NORTH

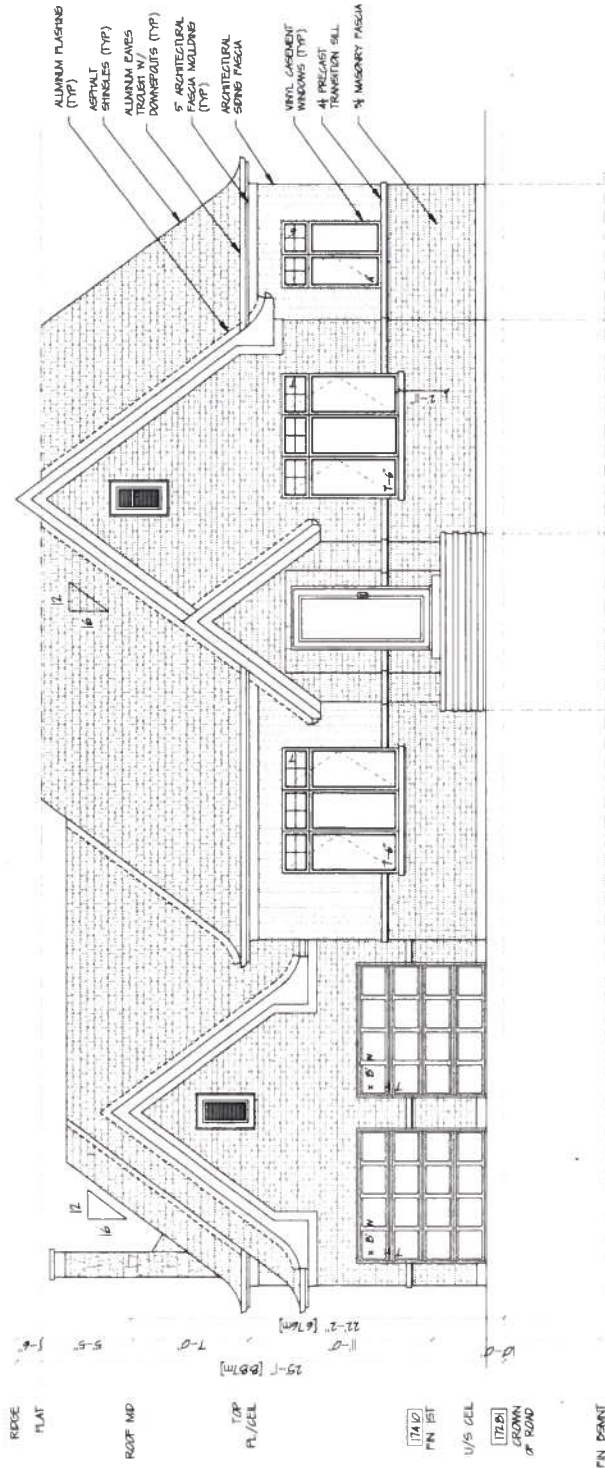
KEY PLAN

**LASONNE
ENGINEERING LTD.**

SITE PLAN

45 JOHN STREET
ANGLE FAMILY DWELLING
Markham, Ontario

1963	AUG '19	1:125	S1
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ELEVATION NORTH

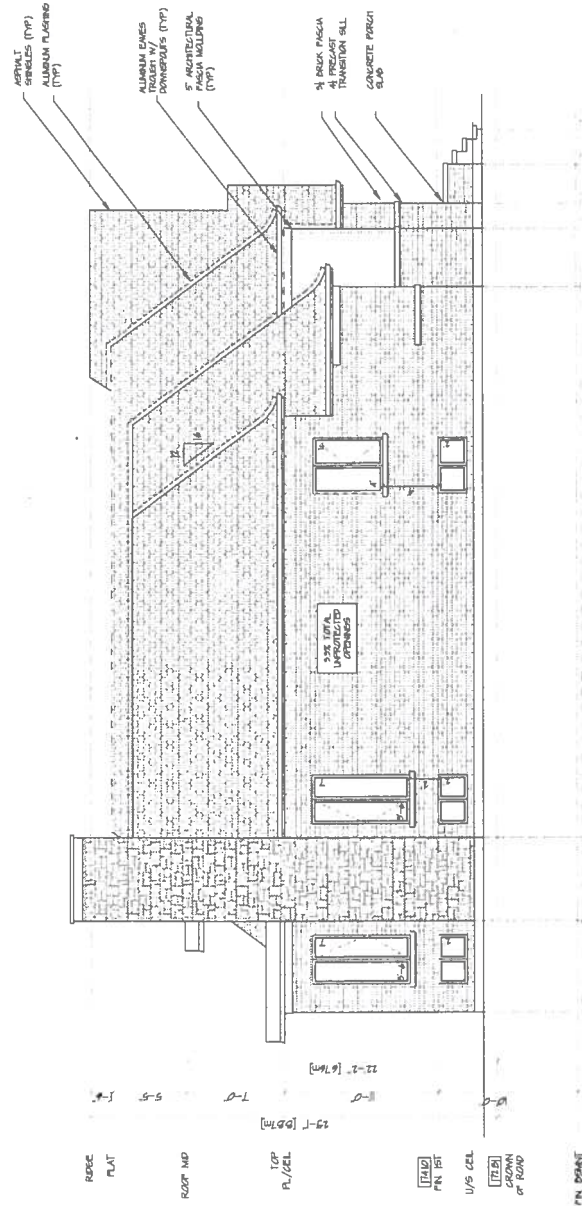
LASONNE
ENGINEERING LTD.
PLEASANTON
416.882.2873

ELEVATION
NORTH

45 JOHN STREET
SINGLE FAMILY DWELLING
MONTREAL, QUEBEC

Project	1963	Sheet	S4
Date	AUG '19	Scale	1/4" = 1'-0"

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
ALL CONSTRUCTION IS SUBJECT TO LOCAL PLANNING DEPARTMENT REVIEW AND APPROVAL. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND INSURANCE PRIOR TO COMMENCING WORK.
SPECIFICATIONS: 2015, 2017, 2019, 2021, 2023, 2025, 2027, 2029, 2031, 2033, 2035, 2037, 2039, 2041, 2043, 2045, 2047, 2049, 2051, 2053, 2055, 2057, 2059, 2061, 2063, 2065, 2067, 2069, 2071, 2073, 2075, 2077, 2079, 2081, 2083, 2085, 2087, 2089, 2091, 2093, 2095, 2097, 2099, 2101, 2103, 2105, 2107, 2109, 2111, 2113, 2115, 2117, 2119, 2121, 2123, 2125, 2127, 2129, 2131, 2133, 2135, 2137, 2139, 2141, 2143, 2145, 2147, 2149, 2151, 2153, 2155, 2157, 2159, 2161, 2163, 2165, 2167, 2169, 2171, 2173, 2175, 2177, 2179, 2181, 2183, 2185, 2187, 2189, 2191, 2193, 2195, 2197, 2199, 2201, 2203, 2205, 2207, 2209, 2211, 2213, 2215, 2217, 2219, 2221, 2223, 2225, 2227, 2229, 2231, 2233, 2235, 2237, 2239, 2241, 2243, 2245, 2247, 2249, 2251, 2253, 2255, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275, 2277, 2279, 2281, 2283, 2285, 2287, 2289, 2291, 2293, 2295, 2297, 2299, 2301, 2303, 2305, 2307, 2309, 2311, 2313, 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329, 2331, 2333, 2335, 2337, 2339, 2341, 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ELEVATION EAST

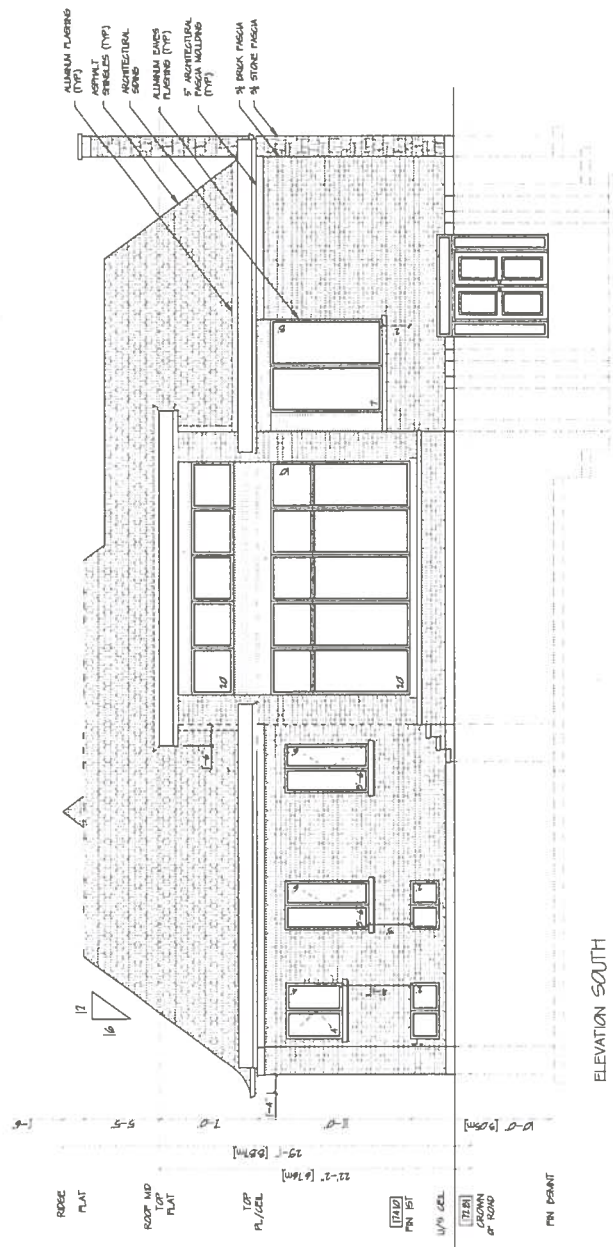
LASONNE
ENGINEERING LTD.
ALBANY, ONTARIO
416.862.2873

**ELEVATION
EAST**

**45 JOHN STREET
SINGLE FAMILY DWELLING
MONTREAL, QUEBEC**

Project	1963	Sheet	S5
Date	AUG '19		
Scale	1/4" = 1'-0"		

THESE PLANS SONT DES PROJECTIONS ARCHITECTURALES. IL NE DOIT PAS ETRE CONSIDERE QUE LES DIMENSIONS SONT EXACTES. IL EST REQUIS QUE LE PROPRIETAIRE VERIFIE LES DIMENSIONS REELLES AVANT DE COMMENCER LES TRAVAUX. LE CONSTRUCTEUR NE GARANTIT PAS LA PRECISION DES DIMENSIONS REELLES. IL EST REQUIS QUE LE PROPRIETAIRE VERIFIE LES DIMENSIONS REELLES AVANT DE COMMENCER LES TRAVAUX. LE CONSTRUCTEUR NE GARANTIT PAS LA PRECISION DES DIMENSIONS REELLES.



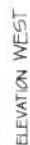
CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE
 EXISTING BUILDING BEFORE ANY CONSTRUCTION BEGINS.
 ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE
 LATEST EDITIONS OF THE CANADIAN NATIONAL BUILDING CODE,
 THE CANADIAN NATIONAL FIRE MARSHAL'S CODE OF PRACTICE,
 AND ALL APPLICABLE BY-LAWS AND ORDINANCES.
 DIMENSIONS SHALL BE IN METERS, UNLESS OTHERWISE NOTED.

**LASONNE
 ENGINEERING LTD.**
 418-882-2873
 418-882-2873

**ELEVATION
 SOUTH**

**45 JOHN STREET
 SINGLE FAMILY DWELLING
 MONTREAL, QUEBEC**

Project	1963	S6
Date	AUG '19	
Scale	$\frac{1}{4}" = 1'-0"$	



CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD. ANY DISCREPANCIES MUST BE REPORTED BEFORE PROCEEDING WITH THE WORK.

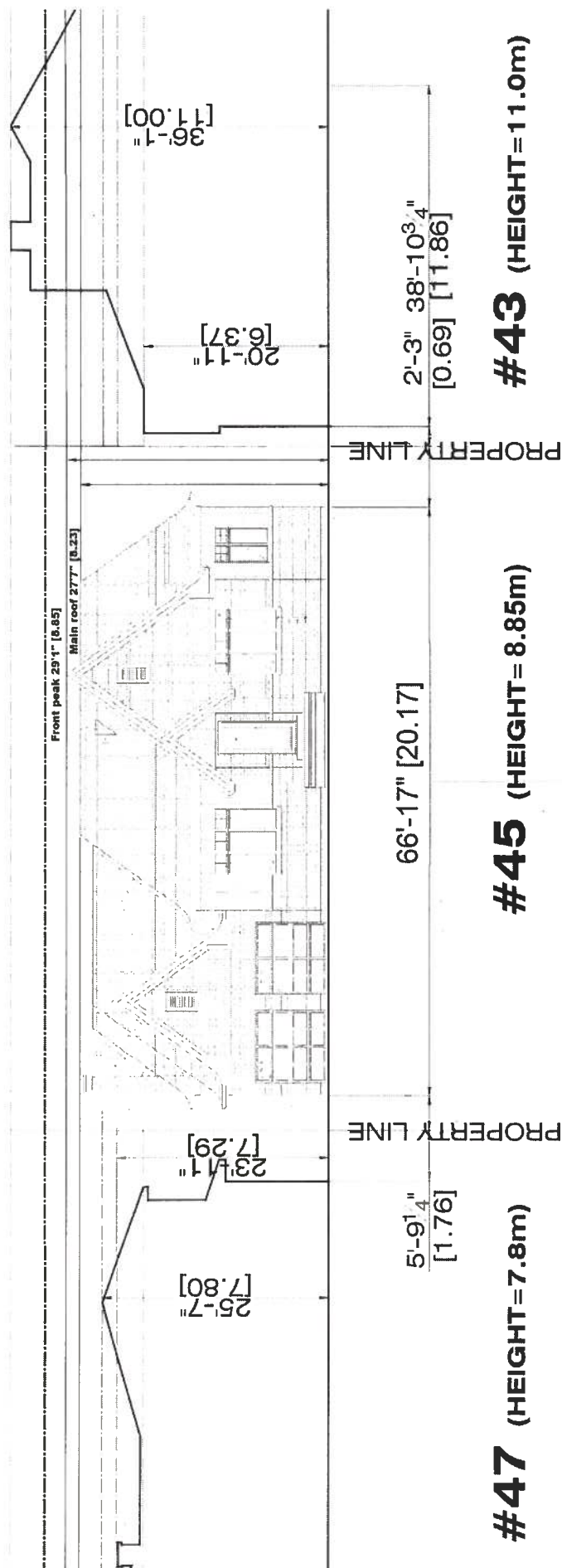
**LASONNE
ENGINEERING LTD.**

**ELEVATION
WEST**

45 JOHN STREET
SINGLE FAMILY DWELLING
Markham, Ontario

Project	1963	Sheet	S7
Date	AUG '19		
Scale	1" = 4' - 0"		

##43,45&47 John Street STREETSCAPE

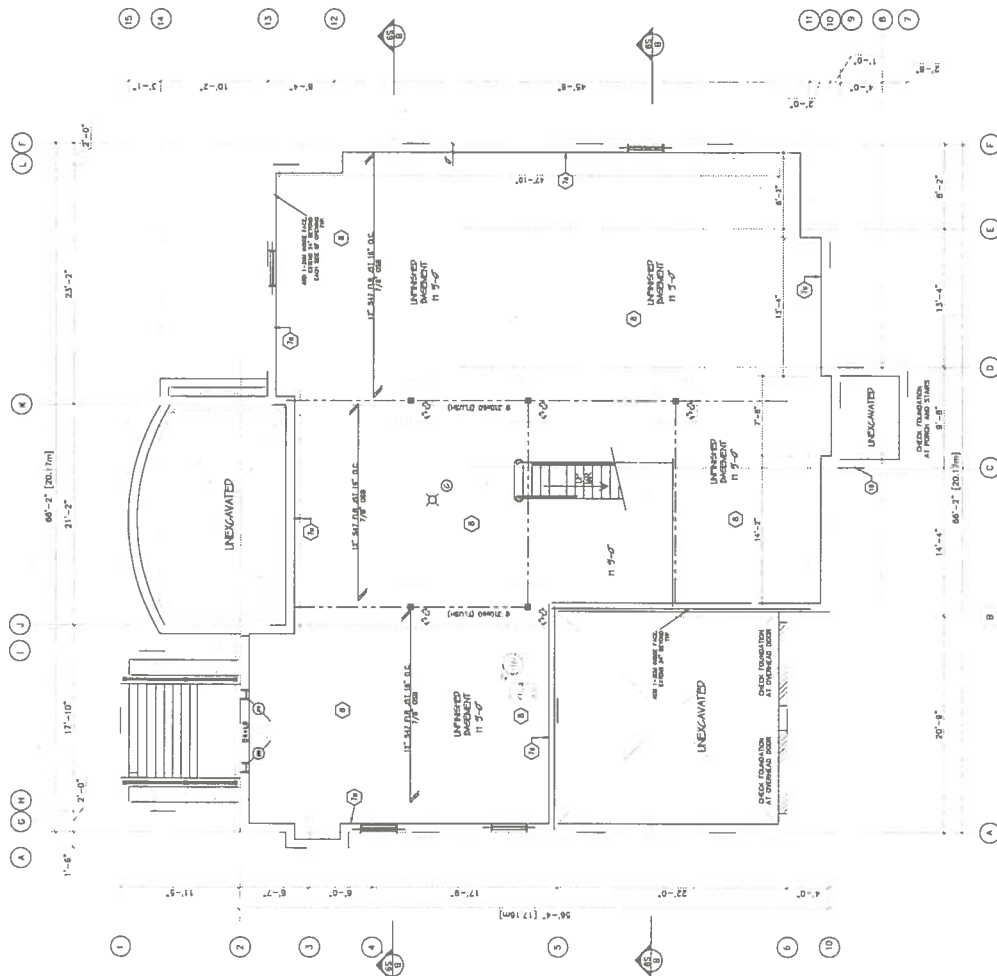


#47 (HEIGHT=7.8m)

#45 (HEIGHT=8.85m)

#43 (HEIGHT=11.0m)

NOTES	
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	
2. ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED.	
3. ALL FLOORS ARE 4" THICK CONCRETE ON 6" GRAVEL FILL UNLESS OTHERWISE NOTED.	
4. ALL ROOFS ARE 2" THICK POLYSTYRENE INSULATION ON 2" THICK CONCRETE SLAB UNLESS OTHERWISE NOTED.	
5. ALL DOORS ARE 6' 0" HIGH BY 3' 0" WIDE UNLESS OTHERWISE NOTED.	
6. ALL WINDOWS ARE 6' 0" HIGH BY 3' 0" WIDE UNLESS OTHERWISE NOTED.	
7. ALL STAIRS ARE 10' 0" WIDE UNLESS OTHERWISE NOTED.	
8. ALL CEILING ARE 8' 0" HIGH UNLESS OTHERWISE NOTED.	
9. ALL LIGHTING IS TO BE PROVIDED BY THE OWNER.	
10. ALL FINISHES ARE TO BE STANDARD UNLESS OTHERWISE NOTED.	
11. ALL MATERIALS ARE TO BE OF GOOD QUALITY AND DURABLE.	
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CANADIAN BUILDING CODE.	
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LOCAL BY-LAWS.	
14. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.	
15. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE DRAWINGS.	
16. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CONTRACT.	
17. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE AGREEMENT.	
18. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE SCHEDULE.	
19. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BIDDING.	
20. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE TENDERS.	
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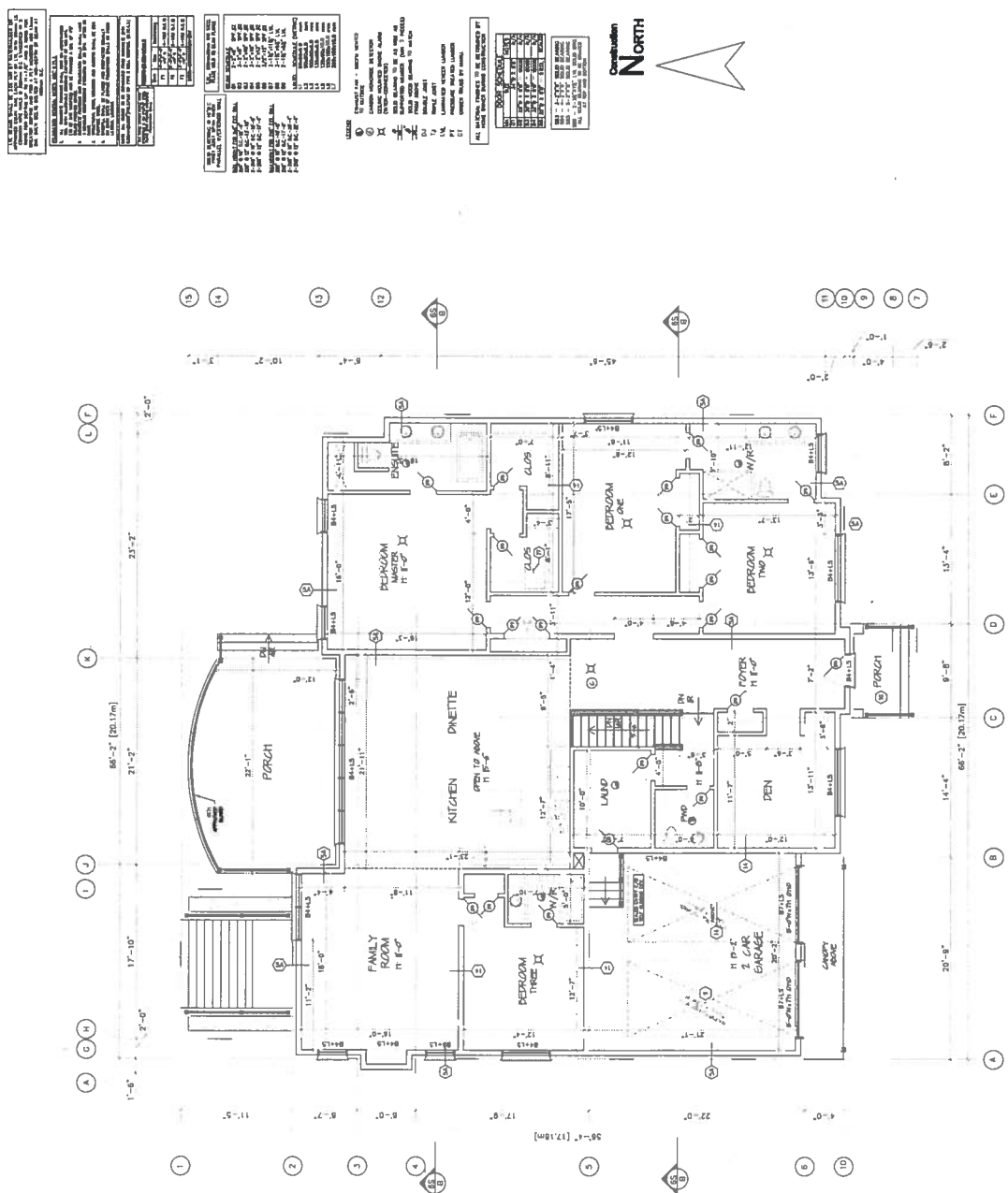


LASONNE
ENGINEERING LTD.
KLEINBURG
416.882.2074

PLAN
BASEMENT

45 JOHN STREET
SINGLE FAMILY DWELLING
Markham, Ontario

Project: 1963
Date: AUG '19
Scale: 1/4" = 1'-0"
Sheet: S2





MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: February 12, 2020

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
7751 Yonge Street Thornhill Heritage Conservation District	HE 20 106255	Simulated divided lights retrofit of new windows to match previous design.
131 Main Street Unionville Heritage Conservation District	HE 20 107736	Refinishing of front doors of the historic portion of Central United Church.

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: February 12, 2020

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

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

Address	Permit Number	Work to be Undertaken
11 Princess Street Markham Village Heritage Conservation District	19 138593 HP	New dwelling pursuant to an approved Site Plan Control Application.
4360 Highway 7 East Unionville Heritage Conservation District	20 106901 SP	CIBC re-branding with new wall and ground signs.

Suggested Recommendation for Heritage Markham

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



The Society for the Preservation of **HISTORIC THORNHILL**

1974-2020: 46 years of giving a future to Thornhill's history

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

Newsletter

February 2020

In Honour of Gwyn Wojna, Founder of SPOHT In Memoriam – Gwyneth Afron Wojna, 1923 – 2019

By Kae and Jim Broughton

On the morning of Sunday, November 24, 2019, Gwyneth died peacefully at the Meighan Manor Health Centre in Toronto. Predeceased by Jan, her husband of 41 years, John Andrew, her eldest son, and Timothy Andrew, her first grandchild, she is survived by her children, Elizabeth Mary and Simon Henry, seven grandchildren, sister, Lyn Jones and a nephew and niece.

Born in 1923 in Wrexham, Wales, she was the daughter of Elizabeth Edwards and Henry Jones. During the war, she worked as a nursing assistant, and this was when she met Jan Wojna, a Polish soldier stationed in London. The two married and moved to Canada, finally settling in the historic house at 37 Colborne Street, Thornhill, where Gwyn lived happily for 60 years.

Gwyn lived a full and rich life; she was passionate about gardening, art, music, history, reading and travel. She dabbled in theatre, was active on committees and was a force in her Thornhill neighbourhood. Gwyn's garden was often the site of tours, and she spent many summers creating a floral refuge in her backyard. One of the founding members of the Society for the Preservation of Historic Thornhill and a long-time member of the Thornhill Garden and Horticultural Society, her enthusiasm, dedication and opinions were highly respected. Gwyn travelled throughout the United States studying Early American Art and became a member of its Guild; her beautiful work included painting on glass, stencilling on tin and furniture and creating punched lampshade designs.



Gwyn Wojna at the 30th Anniversary celebration of SPOHT, February 17, 2004 (Photo by Adam Birell, Thornhill Archives)

Gwyn spent many years as both a tour guide at Black Creek Pioneer Village and a volunteer at the Gardiner Museum. Both positions made use of her love of history and art and her desire to transfer the traditions of the past to young people.

A woman of deep faith, Gwyn found comfort in her church, religious retreats and

spiritual readings. In spite of suffering many losses in her life, she retained a positive outlook, a keen sense of humour and an inquisitive mind.

Gwyn was buried in Thornhill Community Cemetery on November 30, 2019.

The above is a revised version of the obituary notice found on the Web at <http://mountpleasantgroup.permavita.com/site/GwynethAfronWojna.html>.

**From the SPOHT Newsletter,
February 2014:**

In November, 2013, Gwyn Wojna sold her heritage home at 37 Colborne Street and moved to Amica Retirement Residence in North York; she had lived on Colborne since 1953. Instrumental in the founding of our society in the spring of 1974, she is sorely missed by her neighbours in the Thornhill Heritage District, as well as by our membership at large. In 1994, on the occasion of SPOHT's 20th Anniversary (and Thornhill's 200th), Kae Broughton interviewed Gwyn about the founding of our organization. Kae's article, which follows, appeared on page 2 of the Winter 1994 issue of our Newsletter, under the heading "A Backward Glance".

In this, the 20th Anniversary year of SPOHT, it is appropriate to look back at our beginnings. An interview was arranged with Gwyn Wojna, who is unquestionably the original moving force behind our organization. As she herself says, it took some time

Cont'd on page 2

In Honour of Gwyn Wojna, Founder of SPOHT

Cont'd from pg. 1

for her to take action, but the incident that disturbed her and led to a fateful phone call was the cutting down of a row of 200-year-old pine trees on the Annswell property on Elgin Street in 1973. In May of 1974, she precipitously telephoned Gibson House in North York; as she puts it – "the spirit moved me." She was referred to Mr. Dalton Mercer, President of the North York Historical Society, who immediately offered to chair a meeting if she could rally some of Thornhill's concerned citizens.

Gwyn spoke to her long-time friend, Margaret Cordingley, who offered to make telephone calls and also to inform customers at her Yonge Street business establishment. Others helped with phoning; Joan Fairfield, of the Colborne Street Library, and Betsy Stow are two who come to mind. To Gwyn's delight and surprise, 26 people (see below) appeared at the meeting, which was held at the Village Library, and an organization was set up. Gwyn readily admits to inexperience in committee work at this time and was so nervous that she forgot to put grounds in the coffee urn. As a result, the group was treated to cups of "perked water" at the close of formalities.

Brig. Gen. Graeme Gibson and Mrs. Gibson (yes, they were the parents of Graeme Gibson, the novelist and essayist) attended, and the former became the first President. The group clearly wanted to "preserve" houses and trees, but did not want to be merely obstructionist, as it recognized that change is inevitable. The Brig. Gen. stated that, while not wishing to be rude to Mr. Mercer, he did not want to see Thornhill's efforts directed to only one house as had occurred in North York (Gibson House) and also did not want genealogy to be a part of the organization's mandate. (It may be noted that Heintzman House and Cricklewood were both in jeopardy at this time.)

Gwyn did not have any desire to direct efforts, as she had family responsibilities; she did represent Thornhill on LACAC for two years, beginning in late 1975, and worked on identifying houses of historic interest in the Thornhill area. She was grateful for the support received from the late Tony Roman,

Cont'd on page 3



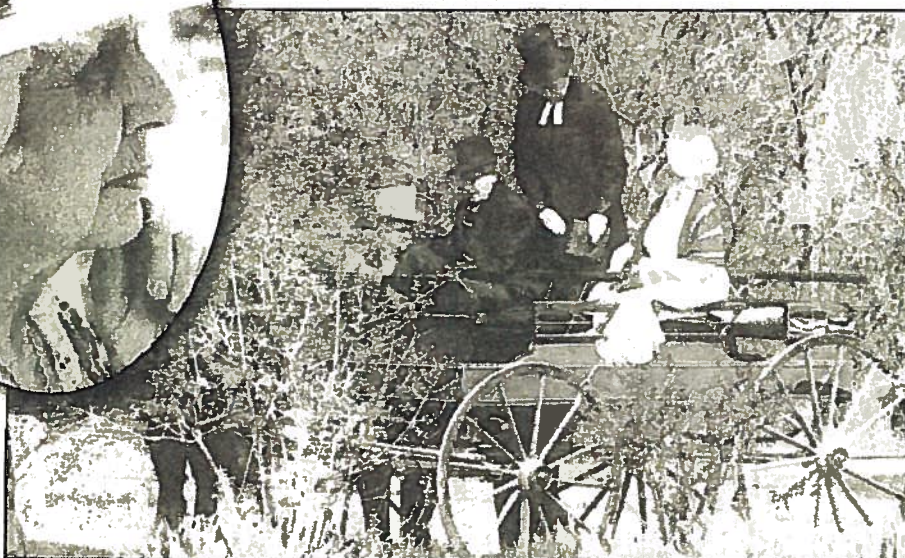
Alan Sumner



Gwyn Wojna at the Thornhill Village Festival, c1990 (Photo by Alf Weaver)



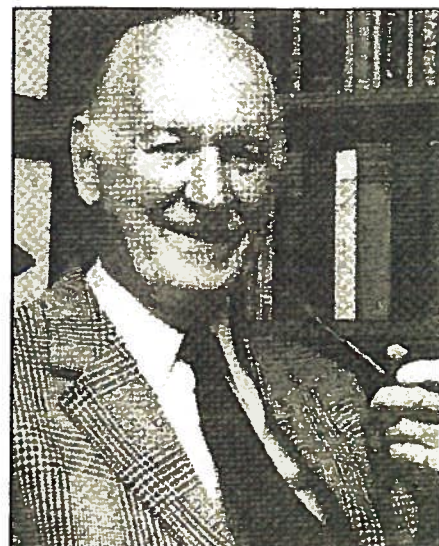
Inset: Margaret Cordingley, 1982 (Photo by Alf Weaver)



Rev. Canon and Mrs. Howden as they climb into a carriage at the 140th anniversary celebration of Holy Trinity Anglican Church, May 10, 1970. (Photo by Alf Weaver)



Philip Whitehead at the Thornhill Village Festival, 1981 (Photo by Alf Weaver)



Brig.-Gen. Graeme Gibson (Thornhill Liberal, June 25, 1975)



Mrs. Moore Ede, 1978

when he was Mayor of Markham. For a number of years previously, some of the councillors seemed to be ready to hand over everything developers wanted, but latterly, many Council members have been aware of the need for preservation and have supported SPOHT's efforts.

So, we should raise a glass at this time to Gwyneth A. Wojna, our founder, who has lived here for 41 years and who cared enough to make that fateful phone call.

Gwyn was kind enough to provide us with a list of the 26 people who attended the initial meeting in May of 1974:

Brig.-Gen. Graeme Gibson and Mrs. Gibson (Brig.-Gen. Gibson was perhaps best known for his command of the Seventh Infantry Brigade which took part in the

Gerald and Frances Walker (The Walkers lived at 22 John Street.)

Margaret Cordingley (Mrs. Cordingley lived at 23 Colborne Street and operated her interior decorating business, Margaret Cordingley Interiors, in the south corner of the Gallanough building, on the corner of Yonge and Colborne Streets; she died in 2003.)

Dalton Mercer (Mr. Mercer was President of the North York Historical Society; he lived in Richmond Hill.)

John and Nan Burridge (The Burridges lived at 11 Jane Street; Mrs. Burridge died in 1989, and her husband in 1991.)

Elizabeth "Betsy" Stow (Mrs. Stow died in Penetanguishene in 1999.)

Edith Wedd (Miss Wedd was a sister of Mrs. Marguerite Grantham; she lived at 26 Colborne Street.)

Margaret and Elizabeth Govern (The Govern sisters lived on Deanbank Drive; Elizabeth was a Professor at York University.)

Margaret Riley (Mrs. Riley lived at 79 Elgin Street; she died in 2010.)

Jack and Elizabeth Wharton (The Whartons lived at 26 Church Lane in the former home of Sir Robert Watson-Watt.)

Alan and Betty Sumner (Mr. Sumner was a Trustee of the Police Village of Thornhill in 1952 and from 1954 to 1960. He was also Councillor, Ward 1, Markham for 9 years. The Sumners lived at 7 Sumner Lane [the house was demolished in 1984]. They moved to Guelph, where Alan died in 1983 and Betty in 1989.)

Rev. Canon H. Reginald Howden and Mrs. Edythe Howden (Rev. Canon Howden was the Rector of Holy Trinity Anglican Church from 1961 to 1976.)

Terry Goodwin (Terry was a former pilot who lived on Thornridge Drive from 1952 to 2005. In the 1970s, he served on Vaughan Town Council for a number of years. He died in 2016.)

Patrick Trant (Pat, a respected and influential member of our community, lived on Yonge Street, just north of the Old Presbyterian Church. He spent his last years in Thornbury, where he died in October, 2019.)

Gwyn Wojna



Mr. and Mrs. Terry Goodwin at the Thornhill Village Festival, 1980 (Photo by Alf Weaver)



Patrick Trant at the Thornhill Village Festival, 1978 (Photo by Alf Weaver)

liberation of the Netherlands, including the city of Deventer, in 1945. He lived on Deanbank Drive and died at Sunnybrook Hospital, Toronto in 1986.)

Dr. W. O. Moore Ede and Mrs. Ede (The Edes bought the former Edey house on the west side of Yonge Street in 1966 and moved it to its present site at 7 Leahill Drive.)

Frank E. Tucker (Mr. Tucker was a Trustee of the Police Village of Thornhill in 1954, 1957-59, 1962 and 1963. He purchased the house at 10 Colborne Street in 1948 and lived there until it became the Thornhill Village Library in 1960.)

Philip B. Whitehead (Mr. Whitehead moved to 15 Colborne Street in 1958 and was active in SPOHT and on the Thornhill Village Festival Committee for several years; he died in 1997.)

b3

Duncan, George

From: Ontario Heritage Trust | Fiducie du patrimoine ontarien
<marketing@heritagetrust.on.ca>
Sent: February 05, 2020 10:32 AM
To: Duncan, George
Subject: February news from the Ontario Heritage Trust | Nouvelles du mois de février de la Fiducie du patrimoine ontarien

CAUTION: This email originated from a source outside the City of Markham. DO NOT CLICK on any links or attachments, or reply unless you recognize the sender and know the content is safe.

February 2020

Heritage Matters ... *more!*



Photo courtesy of the County of Simcoe

Up front | **Beth Hanna, CEO of the Ontario Heritage Trust**

We Ontarians are inextricably tied to the land. The connections are innumerable between the land that sustains us and the many and varied expressions of our cultures. From the creation of portage routes, to the establishment of settlements along waterways, to the resource-rich Canadian Shield, to the immense power of the Great Lakes, our communities have been influenced by the landforms and landscapes of Ontario.

The Trust protects more than 7,300 hectares (18,000 acres) of environmentally sensitive lands for the people of Ontario. These protected lands include sacred places, the habitats of endangered species, rare Carolinian forests, wetlands, sensitive features of the Oak Ridges Moraine, nature reserves on the Canadian Shield, the spectacular Niagara Escarpment, and lands along the Bruce Trail.

We draw life, livelihood and inspiration from our natural environment, are challenged by it, look to it for rest, rejuvenation and recreation. Places like Manitoulin Island, Algonquin Park, the Muskoka Lakes and the Bruce Trail attract residents and tourists alike, and urban dwellers yearn for those experiences. For generations, we have reflected Ontario's nature in our stories, songs, poems, art and traditions.

Over the next several months, the Trust will share stories of these many connections between culture and nature in our communities. We'll look at the stunning diversity of species and spaces that exist in Ontario. And we'll discuss our responsibility to build resilience in our ecosystems and protected areas, and strengthen our conservation practices to protect our natural heritage so that it can continue to sustain its many living forms. I hope that you'll join the discussion.

Share this newsletter with your friends and colleagues!



Black History Month



February is Black History Month in Canada – a time to celebrate the achievements of Black Canadians and reflect on the stories, experiences and accomplishments of the country's Black community, past and present.

There's much to commemorate and understand this Black History Month – heroic individuals and achievements associated with the

Underground Railroad, the

deep history of Ontario's Black community, and a legacy of slavery and racism.

Explore the Trust's online resources and visit our event calendar to see how you can engage in celebrating Black history in your community.

Photo: Ian Chrysler

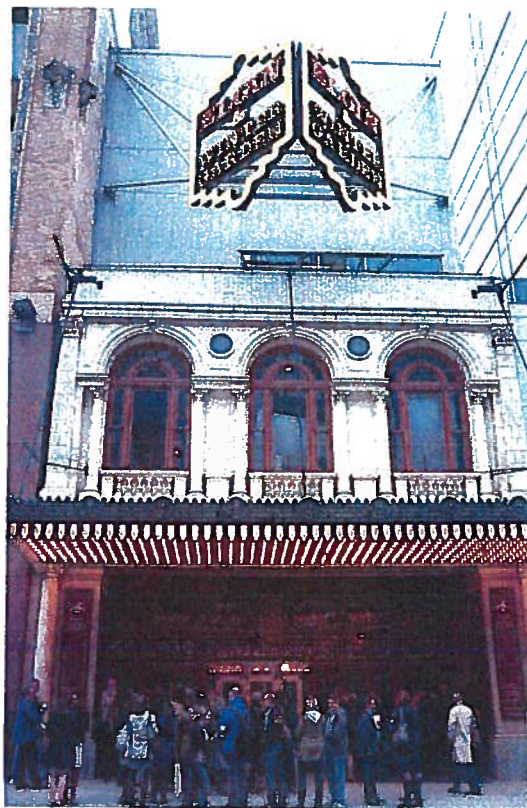
Explore

Celebrating our heritage

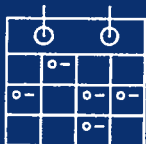
The third week of February gives Ontarians a great reason to connect with their community and province through Heritage Week.

Ontario's Heritage Week is an annual celebration that invites Ontarians to become involved in heritage and heritage conservation by visiting a museum or cultural site, volunteering for a local heritage group, reading a heritage plaque, seeing an artistic performance, nominating a deserving volunteer who has contributed to cultural preservation, enjoying a natural vista while taking a hike, or reading a book by one of Ontario's many talented authors.

To help you plan your Heritage Week activities, the Trust has a calendar of community events that are happening across the province. We will also be sharing ideas through our social media channels. We hope that you'll take this opportunity to celebrate local culture and traditions. Happy Heritage Week!



Community events calendar



Explore our calendar of events. There's always a lot to see and do throughout Ontario!



The Gallery at the Ontario Heritage Centre, Toronto (Photo: Bofei Cao)

Make your next event spectacular!

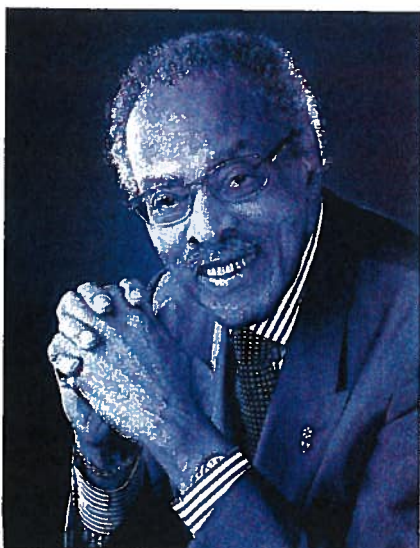
Our distinctive heritage venues provide everything that you expect in first-class facilities: beautiful and elegant heritage spaces, convenient locations and great food.

Our experienced team is here to help organize all of the important details for your event or meeting, combining modern amenities and affordable rates to meet your needs. Every effort will be made to accommodate last-minute bookings and special requests.

Choose from one of two unique Toronto venues: the Ontario Heritage Centre or the Enoch Turner Schoolhouse. Each location offers a variety of room arrangements to suit any occasion.

Heritage Venues

- Or are you interested in holding an event at Brockville's **Fulford Place**?
- Maybe the **Elgin and Winter Garden Theatre Centre** is the place for you.



Did you know?

In 1985, The Honourable Lincoln Alexander (1922-2012) became the first Black Canadian to be appointed as a Lieutenant Governor (in 1985). Alexander also served as Chair of the Trust's **Board of directors** from 2004 to 2010.

Photo courtesy of Gilbert & Associates, Toronto

This Heritage Week, won't you consider making a donation? The Trust raises more than 65% of its funding. Join us in protecting Ontario's heritage.

Give today

The Ontario Heritage Trust envisions an Ontario where the places, landscapes, traditions and stories that embody our heritage are reflected, valued and conserved for future generations.



Février 2020



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: February 12, 2020

SUBJECT: HERITAGE PERMIT APPLICATION HE 19 141022
Front Yard and Side Yard Fences
30 Colborne Street
Thornhill Heritage Conservation District

Property/Building Description:

- John Ramsden House, c.1852, Georgian architectural tradition. A one and a half storey frame dwelling with a recently constructed addition (File No. SPC 19 115724).

Use:

- Residence.

Heritage Status:

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

Application/Proposal:

- A Heritage Permit application has been submitted for a new front yard fence, 4 feet in height, a new side yard privacy fence 6 feet in height, and a new evergreen hedge along the west side property line, adjacent to the driveway.
- The front yard fence is a wood, board-style fence with a top and bottom rail, and the privacy fence is a horizontal board wood fence. See attached photographs,
- The fences were constructed prior to the application being made.
- The applicant has advised that the front yard fence will be painted white when the weather permits it.

Background:

- This property previously had a traditional white picket fence in the front yard (see attached photograph). It is not known how old the fence was.

- The majority of this picket fence was removed during the construction of the residential addition to allow the installation of construction hoarding. Staff was under the understanding that the former fence would be returned once construction was completed. The District Plan does note in the front yard fencing guidelines that “where historic fences or hedges exist, they should be retained”.
- Staff was advised in late November that a new fence was under construction. Staff contacted the owners to advise them that a Heritage Permit is required for any alteration to the property (not previously approved through other applications), and a Heritage Permit application was submitted on November 26, 2019. The application showed the height and location of the fences, but no illustrations of their style were provided.
- Photographs of the completed fences illustrate the style (see attached photographs).
- Because the front yard fence design is not a traditional picket fence and is not a design reflected in the guidelines of the Thornhill Heritage Conservation District Plan, staff was hesitant to approve it under the delegated approval process. Therefore, the application has been referred to Heritage Markham for review and comment.
- It should also be noted that the northern section of a mature yew hedge was removed by the applicant in order to install the side yard fence (west side), and this hedge will be replaced with a new hedge as indicated in the Heritage Permit application.

Staff Comment:

Front Yard Fence

- Although the new front yard fence is not reflective of the traditional picket fence designs in the District Plan, it is in some ways similar to examples of fences illustrated on page 172 of the guidelines (see excerpt from the District Plan, attached).
- Staff has located an archival photograph of an old fence very similar to the new front yard fence at 30 Colborne, on a farm once located at Stouffville Road and McCowan Road (see the archival photo from page 58 of the book, *Markham Remembered*, attached). Based on this photograph, there is some historical precedent for this fence design in Markham Township. The main difference between the historical example and this new fence is that the vertical fence boards are double-layered at 30 Colborne Street (front and back sides).
- Once the new fence is painted white, it will blend better with the Colborne Street streetscape.

Rear Yard Fence

- The taller privacy fence is constructed of wood, but is different from the recommended privacy fence examples shown on page 174 of the District Plan (see excerpt from the District Plan, attached) because its boards are placed horizontally rather than vertically.
- The new fence is behind the front corner of the dwelling and is therefore set back from the street and appears to be in compliance with the Fence By-law.
- The Thornhill Heritage Conservation District Plan does indicate that “new or replacement rear yard fencing, unless on a corner lot” is exempt from review/heritage permit. However, the Plan also indicates that “front yard and backyard fences will conform to the Guidelines...” This would appear to indicate that those rear yard fences on corner lots

which are more visible to the public, should adhere to the designs suggested in the Guidelines.

- The visual impact of the new side yard rear privacy fence will be lessened if new hedge material is planted and grows as is proposed by the applicant.

Evergreen Hedge

- The owner is already committed to re-planting part of the former yew hedge that was removed without approval along the west property boundary near the front of the property. In order to install the new fencing, the owner indicated that the remainder of the former mature hedge was removed, but the owner is proposing to re-plant a new yew hedge along the west boundary.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham Committee has no objection to the Heritage Permit application for a new front yard fence at 30 Colborne Street based on the example of a historic precedent shown in the book, *Markham Remembered*, on the condition that the new front yard fence be painted white and appropriate wooden caps be installed on the posts;

THAT Heritage Markham Committee has no objection to the rear yard privacy fence (visible from the front of the property) as the re-planting of a vegetative hedge along the west boundary (near the garage) will help soften the impact over time.

AND THAT Heritage Markham Committee supports the re-planting of the vegetative hedge to replace the yew hedge that was removed along the west boundary of the property.

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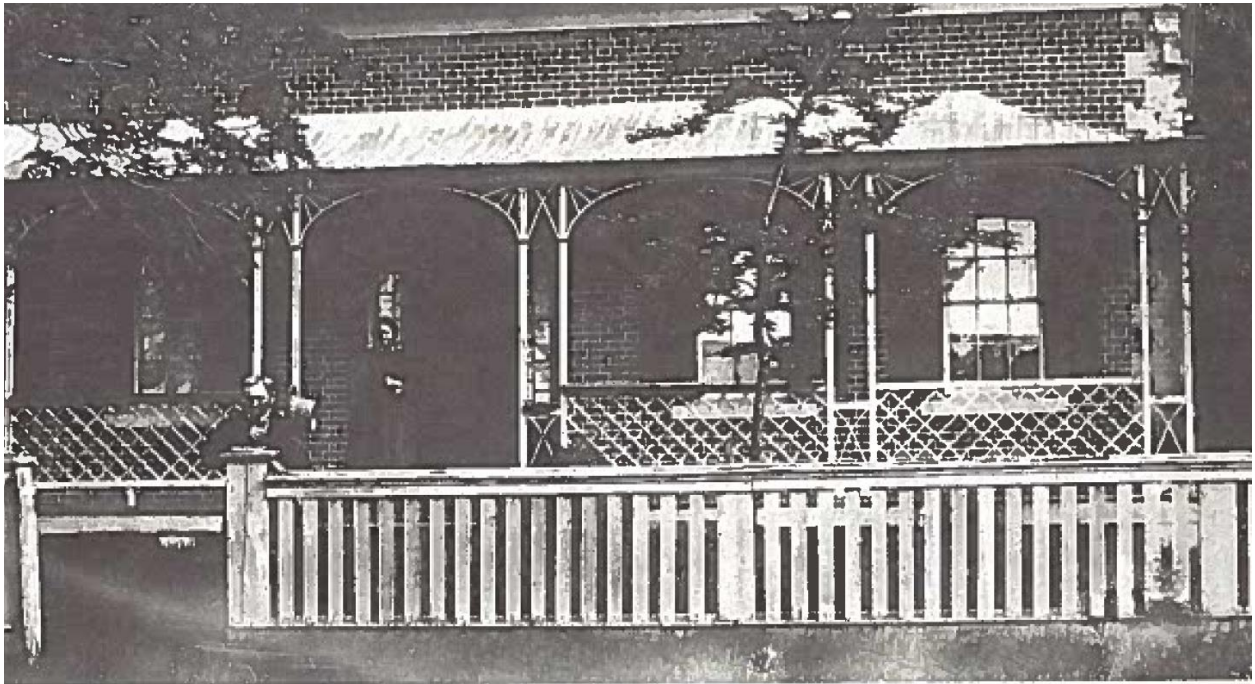


Previous Picket Fence at 30 Colborne Street (above), New Fence, Below





New Front and Side Yard Fences at 30 Colborne Street



Historic example of similar fence, Bartholomew House, Stouffville Road at McCowan Road



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: February 12, 2020

SUBJECT: CONSENT & MINOR VARIANCE APPLICATIONS
Creation of a Rear Lot Development Parcel
162 & 174 Main Street, B/22/19, A/116/19, A/117/19
182 Main Street, B/23/19, A/118/19
186 Main Street, B/24/19, A/119/19
188 & 194 Main Street, B/25/19, A/120/19
Unionville Heritage Conservation District

Property/Building Description:

- The applications involve a group of adjacent commercial properties on Main Street, Unionville, including three heritage buildings: the Queen's Hotel (162 & 174 Main Street), the Stiver-Summerfeldt Store (182 Main Street), and Unionville's First Post Office and Store (188 & 194 Main Street), as well as one non-heritage building, the Il Postino Restaurant (186 Main Street).

Use:

- Commercial properties in restaurant and retail use.

Heritage Status:

- All of the subject properties are located within the Unionville Heritage Conservation District and are therefore designated under Part V of the Ontario Heritage Act. The classification of the buildings within the District Plan is as follows: the three heritage buildings are Class A (historical and architectural value) buildings, and the non-heritage building is Class B (contextual value). None of the subject properties are individually designated or have heritage conservation easements.

Application/Proposal:

- This group of related Committee of Adjustment applications has been submitted by KLM Planning Partners Inc. on behalf of three separate property owners.

- The purpose of these applications is to create a single development parcel in the rear yards of the adjacent properties for a future mixed use development project that will include underground parking for the use of the development and also provide underground parking to replace the existing surface parking that serves the businesses on Main Street.
- Since the parking lots of the Main Street businesses will be severed from the rear of each commercial property, variances will be required to permit the required parking for the retained parcels on an adjacent lot.
- With the severance of the rear parking lots from the commercial frontages, the lot coverages of the retained parcels will be increased well beyond the maximum lot coverage permitted by the By-law.
- Descriptions of the Consent applications and Minor Variance applications are attached, included within the application circulation memo.
- A Planning Justification Report, including diagrams showing both the severed and retained parcels, has been attached.

Background:

- The idea of developing the rear portions of a number of adjacent properties on the west side of Main Street within Unionville's commercial core has been under discussion between a group of property owners for several years. Rather than adding additional commercial space to the back of the existing buildings, the vision of the property owners has been to create a stand-alone building that would be primarily residential. A more recent concept envisions retail space on the ground floor of a multi-story residential building.
- The potential for development of the existing rear parking lots of some of the commercial buildings on Main Street that was considered by several property owners and a request from the Unionville BIA provided the impetus for the City agreeing to undertake the Main Street Unionville Community Vision Plan exercise between 2013-2015. One of the objectives of the project was to explore opportunities for revitalizing the commercial core of historic Unionville, mainly through the introduction of new residents within complementary new infill development.
- The Main Street Unionville Community Vision Plan was endorsed in principle by Council in January of 2015, followed by the adoption of the Unionville Commercial Core Pattern Book (Village Design and Architectural Guidelines) in June of 2018. Both of these documents are intended to guide property owners in the planning and design of new development, and City staff, Heritage Markham and Council in the evaluation of development proposals.
- At this time, one redevelopment proposal has been received in the Commercial Core area by the City and is under construction. This project is a four storey residential building at the rear of the heritage building at 206 Main Street, which also includes the re-building of the commercial space at the rear of the heritage building. This property is not part of the subject Committee of Adjustment applications or directly adjacent to the subject properties connected with those applications.

- With respect to the Committee of Adjustment applications that are the subject of this staff memorandum to Heritage Markham, Planning Staff have seen, through the Pre-consultation process, a number of conceptual designs for a proposed new building of six storeys with two levels of underground parking. No formal applications for Zoning, Official Plan or Site Plan Control have been submitted.

Staff Comment:

- The subject Committee of Adjustment applications are the first step in the future development of the rear yard parking lots of this group of adjacent commercial properties on Main Street.
- The applications have not been accompanied by conceptual plans for future development, however staff has seen a number of potential stand-alone multi-storey residential buildings during the Pre-consultation process. The latest version viewed by staff shows retail commercial space on the ground floor.
- The variances will facilitate the ongoing use of the commercial properties as they exist today, until such time that future development applications are approved for the development blocks created by the Consent applications. The lot frontage of the development block will be the lane between 170 and 174 Main Street (Block 11 on the plan).
- Access easements will be required to be registered by the applicant in favour of the commercial properties on Main Street to allow them to continue to have their required parking spaces on the new development parcel.
- City staff are currently working with the applicant to address the wording of the easements, a parking strategy for the time when the parking area will be removed for the construction of the future project, fire access, servicing, and other technical matters.
- Approval of these Consent and Minor Variance applications will not limit or dictate the options for a future development proposal, which will involve Official Plan, Zoning By-law Amendment and Site Plan Control applications. As discussions continue with the proponents of the future development, staff will emphasize the importance of maintaining the special heritage character of the Unionville Heritage Conservation District and the need to uphold the policies and guidelines of the Unionville Heritage Conservation District Plan, the guidelines of the Main Street Unionville Community Vision Plan, and the guidelines of the Unionville Commercial Core Pattern Book, as well as the policies of the Markham Official Plan 2014.
- City policy does indicate that “where a heritage structure is to be retained on either the retained or conveyed parcel as result of a consent application to the Committee of Adjustment, the City will recommend to the Committee of Adjustment that a Heritage Easement be secured as a condition of approval”.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no comment on the Consent and Minor Variance applications for 162 & 174 Main Street, 182 Main Street, 186 Main Street, and 188 & 194 Main Street from a heritage perspective, subject to securing heritage easement agreements as a condition of consent approval for the following properties:

- the Queen's Hotel (162 & 174 Main Street)
- the Stiver-Summerfeldt Store (182 Main Street), and
- Unionville's First Post Office and Store (188 & 194 Main Street)

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162 & 174 Main Street, and 182 Main Street



182 and 186 Main Street



188 & 194 Main Street



APPLICATION CIRCULATION MEMO

TO: Regan Hutcheson, Manager Heritage
George Duncan, Planning Comments
Miguel Ibrahim, Project Engineer
Abbie Kar, Design Group

CC: John Lee & Mark Goldsworthy, Tree Preservation Coordinator
Patrick Wong & Lilli Duoba, Natural Heritage
York Region
Alectra Utilities
Bell Canada
Metrolinx
CN Rail
TRCA

FROM: Justin Leung, Secretary-Treasurer, Committee of Adjustment

DATE: Tuesday October 29, 2019

File Numbers:	B/22/19, B/23/19, B/24/19, B/25/19, A/116/19, A/117/19, A/118/19, A/119/19 & A/120/19
Owner(s):	Unionville Re-Dev Corporation (Dave Harshal), 825210 Ontario Inc. (Stanley Tai), Mariani's Customer Clothier Inc. & Mariani's of Unionville Ltd. (Larry Mariani)
Agent:	KLM Planning Partners Inc. (Marshall Smith)
Property Address:	162 & 174, 182, 186, and 188 & 194 Main Street, Unionville
Legal Description:	CON 5 PT LT 12
Zoning:	By-law 122-72, as amended, HMS
Official Plan:	Mixed Use Heritage Main Street
Ward:	3

Attached for your review is a copy of the above-noted consent and variance applications.

Note: The purpose of the consent applications B/22/19, B/23/19, B/24/19 and B/25/19 is to sever a portion of the subject properties to secure the existing parking spaces on a future development block subject to future applications.

B/22/19 – 162 & 174 Main Street – Consent

Pursuant to the provisions of Section 53 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and Ontario Regulation No. 197/96, the applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 1,613.2 sq. m and lot frontage of 3.08 m (Parts 7, 10, 11);
- b) retain a parcel of land with an approximate area of 674.8 sq. m and lot frontage of 20.3 m (Part 8).

A/116/19 – 162 & 174 Main Street – Minor Variance

The applicant is requesting relief from the requirements of By-law 122-72, as amended, as it relates to a *proposed severed parcel to be used as a standalone parking area*.

- a) **Amending By-law 2014-25, Section 14.1:**
to permit a Parking Area, whereas a Parking Area is not a permitted use.

A/117/19 – 162 & 174 Main Street – Minor Variance

The applicant is requesting relief from the requirements of By-law 122-72, as amended, as it relates to a *retained parcel with an existing commercial and office building*.

- a) **Amending By-law 2014-25, Section 14.4(a):**
to permit a maximum lot coverage of 86.16 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- b) **Parking By-law 28-97, Section 4.0 & Section 6.1.1(a):**
to permit required parking spaces (29) to be located on the adjacent lot (abutting the west lot line), whereas the By-law requires all parking spaces required by Section 3 and 4 of the By-law to be provided on the same lot as the building, structure, or use requiring the parking.

B/23/19 – 182 Main Street - Consent

Pursuant to the provisions of Section 53 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and Ontario Regulation No. 197/96, the applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 0.6313 sq. m (Part 5);
- b) retain a parcel of land with an approximate area of 317.8 sq. m and lot frontage of 12.57 m (Part 6).

A/118/19 – 182 Main Street – Minor Variance

The applicant is requesting relief from the requirements of By-law 122-72, as amended, as it relates to *a retained parcel with an existing commercial building*.

- a) **Amending By-law 2014-25, Section 14.4(a):**
to permit a maximum lot coverage of 56.96 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- b) **Parking By-law 28-97, Section 4.0 & Section 6.1.1(a):**
to permit required parking spaces (17) to be located on the adjacent lot (abutting the west lot line), whereas the By-law requires all parking spaces required by Section 3 and 4 of the By-law to be provided on the same lot as the building, structure, or use requiring the parking.

B/24/19 – 186 Main Street – Consent

Pursuant to the provisions of Section 53 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and Ontario Regulation No. 197/96, the applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 0.5974 sq. m (Parts 3);
- b) retain a parcel of land with an approximate area of 357.9 sq. m and lot frontage of 12.57 m (Part 4).

A/119/19 – 186 Main Street – Minor Variance

The applicant is requesting relief from the requirements of By-law 122-72, as amended, as it relates to *a retained parcel with an existing restaurant*.

- a) **Amending By-law 2014-25, Section 14.4(a):**
to permit a maximum lot coverage of 42.82 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- b) **Parking By-law 28-97, Section 4.0 & Section 6.1.1(a):**
to permit required parking spaces (14) to be located on the adjacent lot (abutting the west lot line), whereas the By-law requires all parking spaces required by Section 3 and 4 of the By-law to be provided on the same lot as the building, structure, or use requiring the parking.

B/25/19 – 188 & 194 Main Street – Consent

Pursuant to the provisions of Section 53 of the Planning Act, R.S.O. 1990, c.P.13, as amended, and Ontario Regulation No. 197/96, the applicant is requesting provisional consent to:

- a) sever and convey a parcel of land with an approximate area of 1,298.1 sq. m (Parts 1);
- b) retain a parcel of land with an approximate area of 706.4 sq. m and lot frontage of 26.3 m (Part 2).

A/120/19 – 188 & 194 Main Street – Minor Variance

The applicant is requesting relief from the requirements of By-law 122-72, as amended, as it relates to a *retained parcel with a commercial/service building*.

- a) **Amending By-law 2014-25, Section 14.4(a):**
to permit a maximum lot coverage of 58.19 percent, whereas the By-law permits a maximum lot coverage of 35 percent;
- b) **Parking By-law 28-97, Section 4.0 & Section 6.1.1(a):**
to permit required parking spaces (33) to be located on the adjacent lot (abutting the west lot line), whereas the By-law requires all parking spaces required by Section 3 and 4 of the By-law to be provided on the same lot as the building, structure, or use requiring the parking.

This application is subject to complete application requirements in accordance with Markham's 2014 Official Plan or OPA 172. The file planner must deem the application by **Tuesday, November 12, 2019**. Any comments you wish to submit at this time are required no later than that date.

Should you have any questions or require further information, please contact me at 905-475-4721.

Please note the requested variances may be subject to change prior to the Notice of Hearing being distributed, in consideration of comments received from internal and external departments and agencies. Please contact C of A Staff for information on any changes.

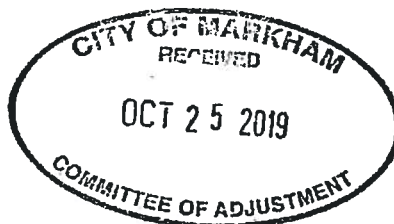


Justin Leung, MES (PI), ACST (A) MCIP RPP
Secretary-Treasurer
Committee of Adjustment



64 Jardin Drive, Unit 1B
Concord, Ontario
L4K 3P3
T. 905.669.4055
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klmplanning.com

October 25, 2019



City of Markham
Committee of Adjustment
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

Attention: Justin Leung
Secretary-Treasurer, Committee of Adjustment

Re: Unionville Re-Dev Corporation
Consent & Minor Variance Applications
178-194 Main Street Unionville
Part of Lot 2, Concession 5
City of Markham, ON

Dear Mr. Leung,

On behalf of our client, we are pleased to submit the following enclosed Consent and Minor Variance Applications for lands known municipally as 178-194 Main Street in Unionville, and legally described as Part of Lot 2, Concession 5. The subject lands comprise 4 independent parcels fronting Main Street Unionville, each containing an existing building with ground floor commercial/office/service uses, and which all share a parking area to the rear traversing the properties. The submitted applications propose to sever this parking area (the "severed lands", being rear portions of the aforementioned parcels containing no heritage buildings) from the balance of the lands (the "retained lands", being those containing existing buildings with frontage on Main Street Unionville) to secure the existing parking spaces on a future development block subject to future applications. Please refer to the below for a summary of the existing properties subject to these applications:

Table A

Parcel	Existing Use	Frontage (m)	Depth (m)	Lot Area (m ²)
162-174 Main St	Commercial (Accessory Store) & Office	±20.3	±96.5	2,288
182 Main St	Commercial (Eye glasses store)	±12.6	±78.3	949
186 Main St	Food Service (Restaurant)	±12.6	±77	955
188-194 Main St	Commercial/Service (Clothing Store, Dairy Queen etc.)	±26.3	±77.5	2,004

1.0 Land Use and Background

The lands are designated as "Mixed Use Heritage Main Street" within the City of Markham Official Plan, and are also located within the Unionville Heritage Conservation District, which require the protection and enhancement of the heritage character and cultural heritage resources within the area, as well as support of the community and its traditional main street shopping district containing predominately at-grade commercial uses. Additionally, the subject lands are zoned as 'Heritage Main Street' (HMS) within Zoning By-law 122-72 as amended, which permits commercial, service, business and professional office, and residential uses. At this time, no physical change to the subject lands are proposed, and the existing buildings, parking count and arrangement are to be retained, however the applications endeavor to facilitate creation of a parcel of land which will be the subject of future Planning Act applications. The opportunity to create the future development parcel is also time sensitive in nature, as a portion of the proposed severed lands are under conditional agreement of purchase and sale.

2.0 Applications & Requested Relief

As noted, the applications submitted comprise four consent applications, which propose to sever the rear parking lot portions of each of the four lots, and to secure a parking easement over the severed lands in favour of the retained lands; and five minor variance applications, which request relief to permit increased coverage for each of the proposed retained 4 parcels of land, to permit parking on an adjacent parcel of land for the retained lands, and to permit parking as a stand-alone use on the severed lands. The applications will facilitate continued use of the lots as they exist today in the interim, to secure the existing parking supply serving the retained lands, and to create a development block that will be the subject of future applications. No physical changes to the lands are proposed as part of the Committee of Adjustment applications under consideration - all existing uses and buildings presently on site are to be retained, and no new buildings or site alterations are proposed at this time.

The following table identifies the retained and severed lands as indicated on the attached reference plan, demonstrating the required coverage variances for the four retained parcels resultant of the proposed consent applications, and indicating the existing parking supply to be retained on the severed lands and permitted through the fifth minor variance application:

Table B

Existing Parcel	Parking Spaces (Retained)	Retained Part (and Area)	Retained Ground Floor Area	Max. Permitted Coverage	Retained Coverage	Severed Part (and Area)
162-174 Main St.	29	Part 8 (674.8 sq.m)	+/-581 sq.m	35%	86%	Part 7, 9, 10, 11 (1,613.2 sq.m)
182 Main St.	17	Part 6 (317.8 sq.m)	+/-153 sq.m	35%	42%	Part 5 (631.2 sq.m)

186 Main St.	14	Part 4 (357.9 sq.m)	+/-181 sq.m	35%	56%	Part 3 (597.1 sq.m)
188 Main St.	33	Part 2 (706.4 sq.m)	+/-411 sq.m	35%	59%	Part 1 (1,297.6 sq.m)

2.1 Parking Variances

To permit required parking spaces (+/- 29) serving 162-174 Main Street to be located on the adjacent lot (abutting the west lot line); whereas the by-law requires all parking spaces required by Sections 3 and 4 of the by-law to be provided on the same lot as the building, structure, or use requiring the parking.

To permit required parking spaces (+/- 17) serving 182 Main Street to be located on the adjacent lot (abutting the west lot line); whereas the by-law requires all parking spaces required by Sections 3 and 4 of the by-law to be provided on the same lot as the building, structure, or use requiring the parking.

To permit required parking spaces (+/- 14) serving 186 Main Street to be located on the adjacent lot (abutting the west lot line); whereas the by-law requires all parking spaces required by Sections 3 and 4 of the by-law to be provided on the same lot as the building, structure, or use requiring the parking.

To permit required parking spaces (+/- 33) serving 188 Main Street to be located on the adjacent lot (abutting the west lot line); whereas the by-law requires all parking spaces required by Sections 3 and 4 of the by-law to be provided on the same lot as the building, structure, or use requiring the parking.

To permit a Parking Area (to serve adjacent lots municipally known as 162-174, 182, 186, & 188 Main Street); whereas a Parking Area is not a permitted use.

As discussed, the requested parking variances facilitate severance of a future development block, securing the existing parking supply required for the retained lands. The variances will not result in any material change to the site or the contained existing buildings, and the subject lands will continue to function as they do at present from an access, parking and use perspective.

2.2 Coverage Variances

To permit a maximum lot coverage of 86.16%; whereas the by-law permits a maximum lot coverage of 35%. (162-174 Main Street)

To permit a maximum lot coverage of 56.96%; whereas the by-law permits a maximum lot coverage of 35%. (182 Main Street)

To permit a maximum lot coverage of 42.82%; whereas the by-law permits a maximum lot coverage of 35%. (186 Main Street)

To permit a maximum lot coverage of 58.19%; whereas the by-law permits a maximum lot coverage of 35%. (188 Main Street)

The requested coverage variances are required due to the reduced lot areas of the retained lands which would result from approval of the proposed consent applications. As no new buildings are proposed as part of these applications to Committee of Adjustment, and all existing buildings are retained, the variances will not result in any material change to the subject lands, and facilitate creation of a future development block that will be subject to future Planning Act applications - the subject lands will continue to function as they do at present in the interim.

3.0 Minor Variance Tests Discussion

This section will summarize the requested variances in respect to the four minor variance tests set out by Section 45(1) of the Planning Act.

Are the requested variances consistent with the general intent and purpose of the Official Plan?

The lands are all designated as "Mixed Use Heritage Main Street" within the City of Markham Official Plan. The policies for this designation emphasize the importance of preserving the historic character of this area through the conservation and enhancement of the compact and vibrant commercial uses and built form. The proposed minor variances do not propose to alter the lands or existing buildings, and conform to OP policy by continuing to maintain the historic character and use of the lands and therefore maintains the general intent and purpose of the Official Plan.

As such we are of the opinion that the requested variances are consistent with the general intent and purpose of the Official Plan and represent good land use planning.

Are the requested variances consistent with the general intent and purpose of the Zoning By-law?

The proposed variances are in keeping with the intent and purpose of the zoning by-law, in implementing the policy direction of the Official Plan to preserve the historic character of the Unionville heritage Conservation District. As noted, the requested relief will not result in physical alteration of the subject lands or existing buildings, and, in combination with the parking easement applied for through the concurrently submitted consent applications, will ensure parking supply and access will remain as-is.

It is for the above reasons that we are of the opinion that the requested variances are consistent with the general intent and purpose of the Zoning By-law and represent good land use planning.

Are the requested variances desirable for the appropriate development of the lands?

The proposed minor variances conform to the policies of the Markham OP, will maintain the intent of the Zoning By-law, and will not have adverse impacts on the retained heritage buildings or adjacent properties. No physical or functional change on the subject lands will result from the applications under consideration, and any future change to the lands would be subject to additional Planning Act applications requiring approval by the City of Markham.

It is for the above reasons that we are of the opinion that the proposed development and requested variances are desirable for the appropriate development of the subject lands.

Are the variances requested minor in nature?

As previously discussed, five minor variance applications have been submitted. Four of these applications are for the increased lot coverage and to permit parking on an adjacent lot for the proposed retained parcels, whereas the fifth application is to permit the parking use for the severed lands to be consolidated. Parking will continue to be provided at existing rates, in the existing location, and accessed via existing locations as a result; and despite requested variances for coverage increase on the retained lands, overall coverage across the retained and severed lands will remain since no physical change to the lands is proposed through these applications.

Given the above analysis, we are of the opinion that the requested variances are consistent with the general intent and purpose of the Official Plan and the Zoning Bylaw, are desirable for the appropriate development of the lands, and are minor in nature.

4.0 Summary & Enclosures

In consideration of the forgoing, we are of the opinion that the proposed consent applications to facilitate creation of a future development block and associated easements are appropriate, and that the proposed minor variance applications meet the four (4) tests under Section 45(1) of the Planning Act.

In support of the applications, please find the following enclosed materials:

1. One (1) cheque in the amount of \$77, 998.25 made payable to the City of Markham;
2. Five (5) executed Minor Variance applications;
3. Four (4) executed Consent Applications;
4. Two (2) copies of three (3) Authorization Letters;
5. One (1) copy of the ZPR Changemark Report;
6. One (1) proof of ownership document;
7. Six (6) copies of the Reference Plan;
8. Six (6) copies of the consent and variance sketches prepared by KLM Planning Partners Inc.
9. One (1) compact disc containing digital copies of the above.

We trust that the accompanying materials are sufficient, however should you have any questions please do not hesitate to contact the undersigned.

Yours truly,



Keith MacKinnon, BA, MCIP, RPP
Partner

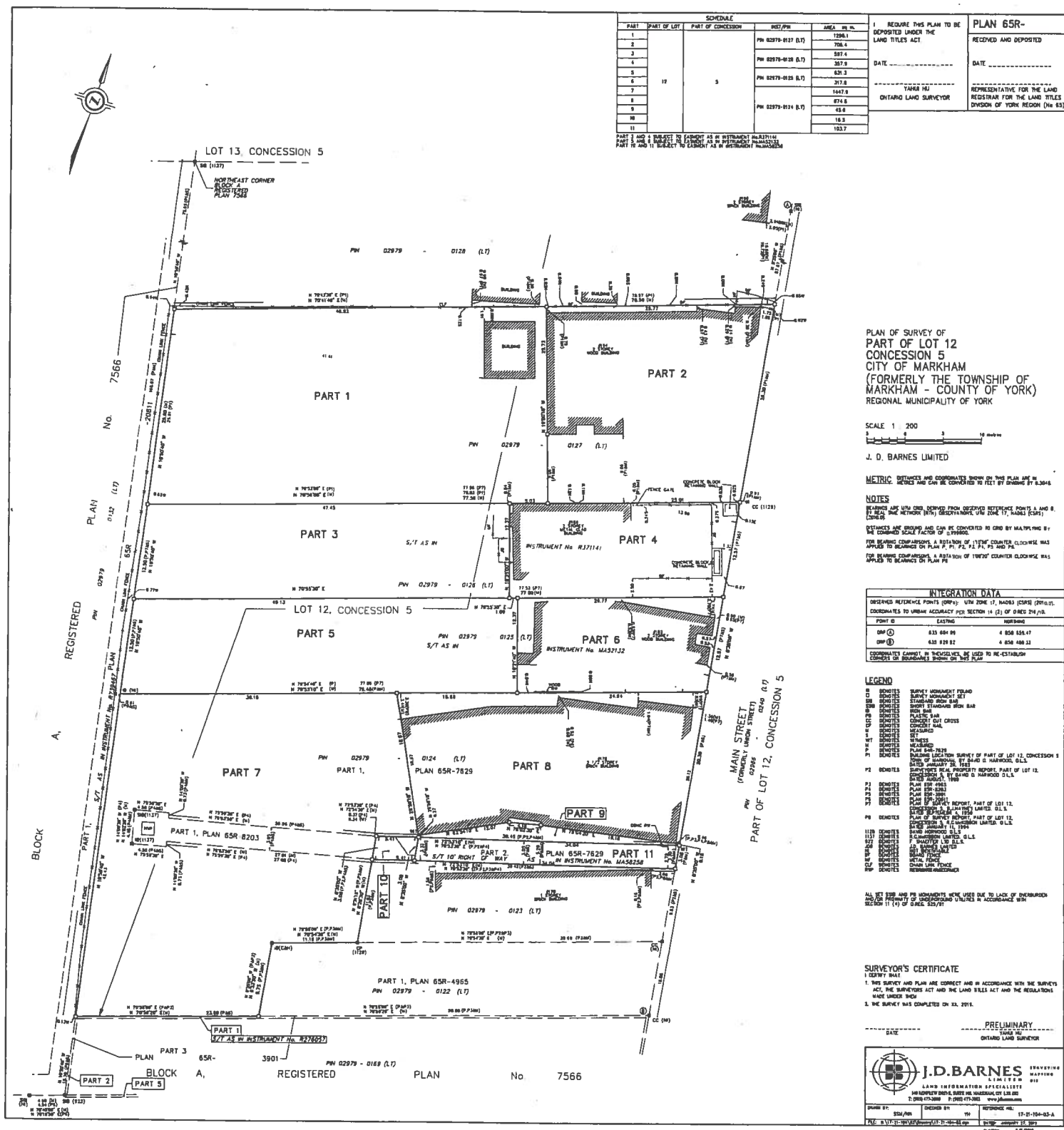


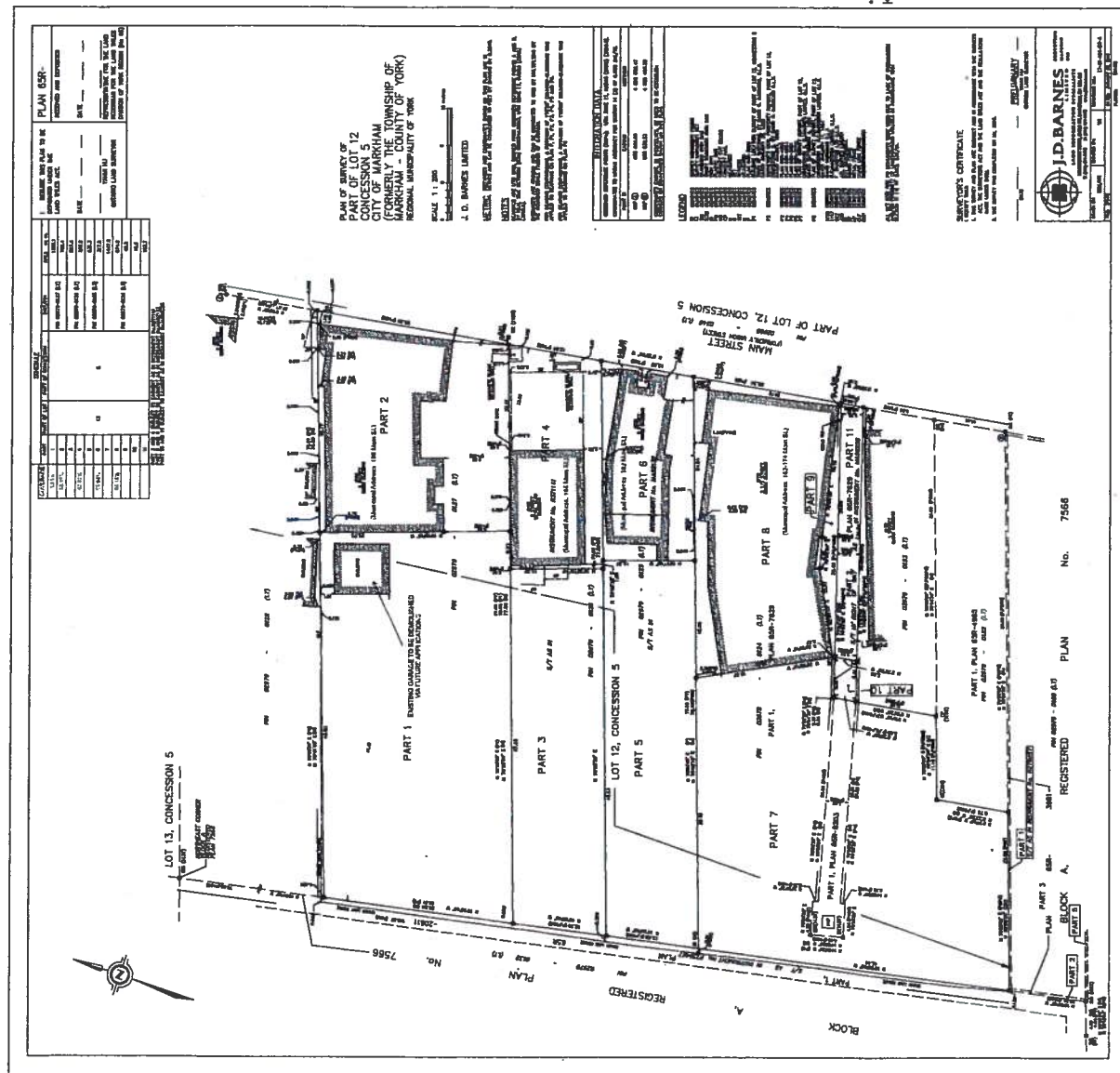
Marshall Smith, BES, PMP, MCIP, RPP
Intermediate Planner



Mana Masoudi, M.Sc
Junior Planner

cc: Harshal Dave (Unionville Re-Dev Corporation)

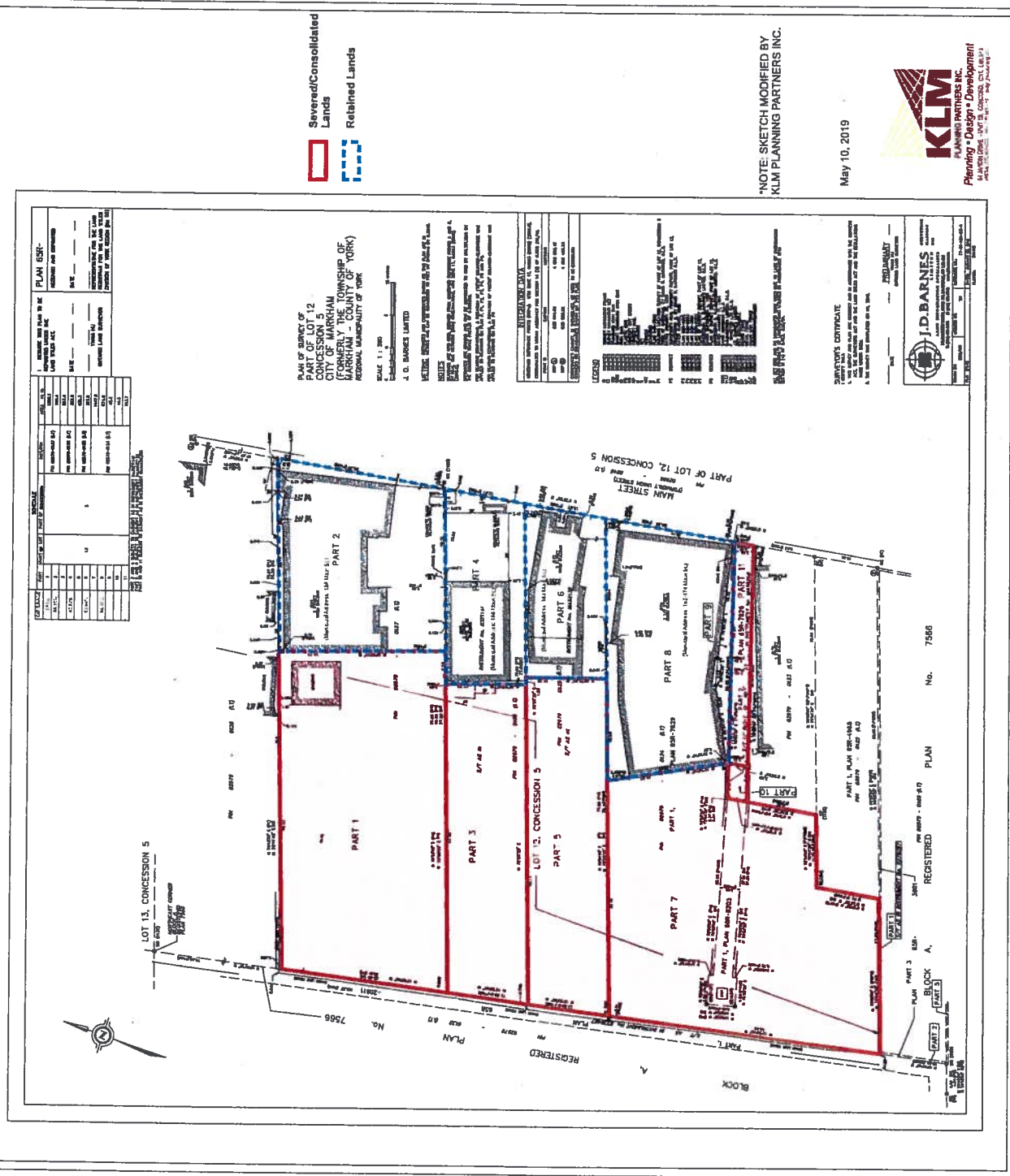




*NOTE: SKETCH MODIFIED BY KLM PLANNING PARTNERS INC.

May 10, 2019





*NOTE: SKETCH MODIFIED BY
 KLM PLANNING PARTNERS INC.

May 10, 2019





MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: February 12, 2020

SUBJECT: Strategy to Address Cultural Heritage Resources in the North District Employment Lands

Project: Consultant Study - Development of a Strategy to Address Cultural Heritage Resources in the North District Employment Lands

Background:

- As part of the City's Future Urban Area work in northern Markham, a specific component of the North Planning District has been designated for employment uses.
- Currently this area is rural in nature comprised primarily of farm properties, a number of which possess buildings of cultural heritage value or interest.
- The City has recently announced this area as part of the Markham Innovation Exchange or the MiX. This would be a distinctive innovation district utilizing one of the largest undeveloped opportunities for greenfield employment lands in the Greater Toronto Area. A campus-style environment is envisioned where entrepreneurs, innovators and start-ups can collaborate and grow their business.
- The issue of how to address properties of cultural heritage value or interest on the North District Employment Lands was first raised during recent capital budget discussions regarding potential maintenance expenditures for a City owned property. Members of the Budget Committee indicated at the time that a strategy for the cultural heritage resources within the Employment Lands should be explored.
- Also, during recent discussions concerning the acquisition of a property in this area by the City, Council directed staff to consider the issue of heritage buildings situated on employment lands as part of an independent third party study to be undertaken and to report back to Council with further recommendations. It was felt that when considering how best to handle a cultural heritage resource, corporate wide objectives should be considered in addition to heritage conservation objectives.

- Although there are policies in the Markham Official Plan indicating that it is the policy of Council that significant cultural heritage resources should be incorporated into new development either in their original use or an adaptive re-use, some have questioned the feasibility of this when dealing with employment lands.

Scope and Purpose of Study

- The study will consider how best to address the existing properties of cultural heritage value or interest which are located within a defined area of future employment lands. The purpose of the study is to provide the City of Markham with options regarding the existing cultural heritage resources and a recommended strategy.
- Originally there were 9 properties of cultural heritage value or interest that were within the study area boundaries. Six of the properties are in private ownership, two are owned by the City of Markham and one is owned by the Region of York. The Region of York property has been addressed and has been removed from the Study. Two additional properties have been added (see below)

Study Area Boundaries

- The study area for this project are the lands designated Employment Area in the North District Planning District generally bounded by Woodbine Avenue, Elgin Mills Road, Warden Avenue and the Markham/Whitchurch-Stouffville municipal boundary to the north. See attached map for the original study area.
- During the start up meeting, the consultants were also asked to consider two additional City-owned properties: 2780 19th Avenue (Alfred Read House) and 11091 Warden Avenue (former Elson Miles Farmhouse)

Consultants Retained

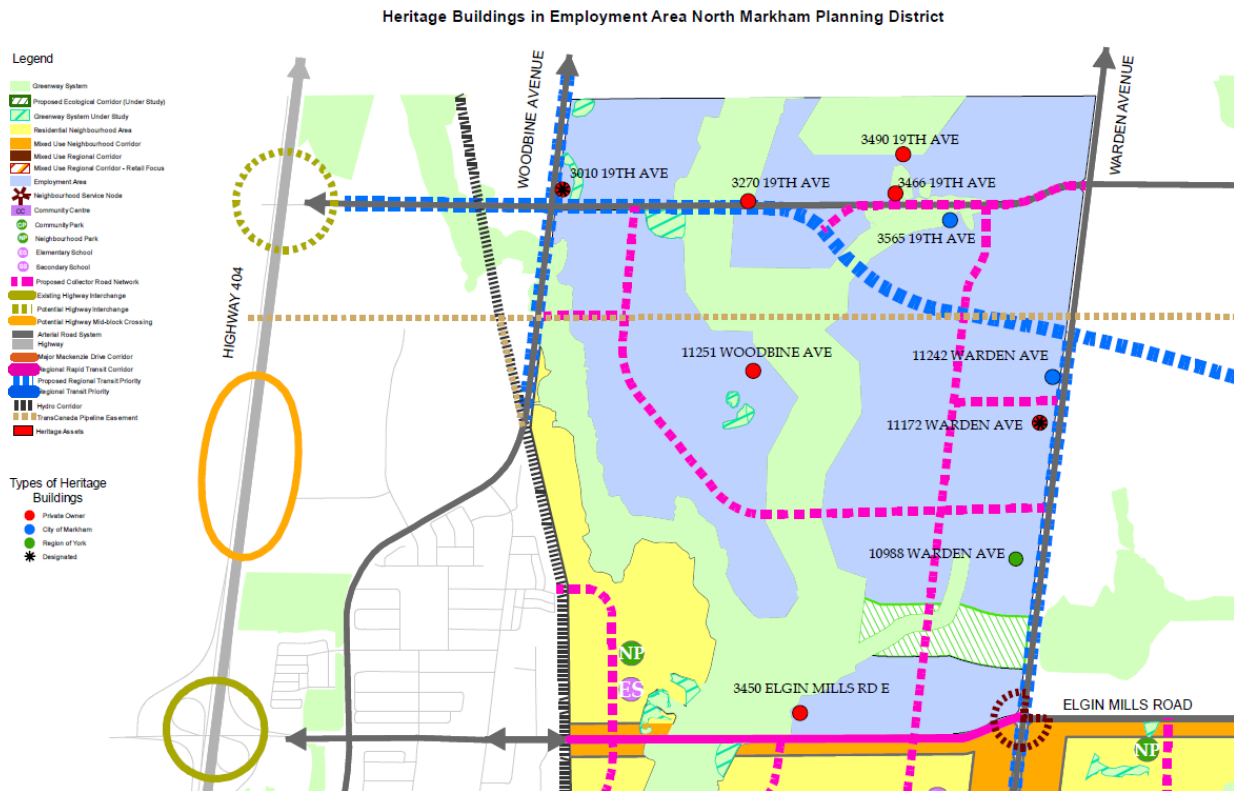
- MHBC Consultants have been retained and have started the assignment. Sub-consultants include: George Robb Architects - Peter Stewart (Architecture) and urbanMetrics - Peter Thoma (Economics).

Status/ Staff Comment

- The study is currently underway.
- The work will take approximately 4 months (February to May). The general work program is attached.
- Heritage Markham Committee will be consulted on the options under consideration prior to the final strategy development.

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive the update on the consultant study entitled 'Strategy to Address Cultural Heritage Resources in the North District Employment Lands', as information.



Types of Heritage Buildings

- Private Owner
- City of Markham
- Region of York
- ✱ Designated

Legend

- Greenway System
- Proposed Ecological Corridor (Under Study)
- Greenway System Under Study
- Residential Neighbourhood Area
- Mixed Use Neighbourhood Corridor
- Mixed Use Regional Corridor
- Mixed Use Regional Corridor - Retail Focus
- Employment Area

Work Program

The following summarizes anticipated tasks:

- A. **Study Organization Meeting**
 - meet with Study Working Committee
 - review goals and objectives of the study
 - review issues and constraints related to the project
 - confirm study methodology
 - provision of background information and materials
- B. **Review of Background Materials/ Consultation**
 - examination of policies and plans, including the Markham Official Plan, Conceptual Master Plan for the FUA, provincial policies (PPS) and legislation (Planning Act and the Ontario Heritage Act).
 - review information on the Markham Innovation Exchange (MiX) concept for the employment lands.
 - consultation with impacted land owners
- C. **Existing Policy Framework**
 - provide an overview/ summary of the applicable policy and planning framework as it relates to future planning of the area, economic development, natural heritage constraints, and cultural heritage resources.
 - consider the municipal, provincial and national policies and standards related to cultural heritage resources.
 - consider timing of future development on these lands
- D. **Summary of Cultural Heritage Resources**
 - provide a brief overview of the existing cultural heritage resources (based on existing information to be provided to the consultant)
 - ownership (public, private)
 - heritage status (designated, listed, easement agreement)
 - historical and architectural information
 - existing condition
 - evaluation score (from Council's Heritage Resources Evaluation System)
- E. **Real Property and Financial Implications**
 - impact of a cultural heritage resources on land value in this area (i.e. loss of land value as a result of having to retain and maintain heritage resources in – situ versus other options).
 - financial implications on property owner for having to maintain heritage resources on site and/or convert the resource for employment uses/related functions versus relocation for residential uses.
 - impact on development potential:

- including potential uses of cultural heritage resources within employment area scenarios); and,
 - relative to loss of value on surrounding lands within the property as a result of having to retain the cultural heritage resource in-situ
- impact on function and design of the property versus other options if heritage resources are left in-situ.

F. Development of Potential Options for Cultural Heritage Resources

- consultant to prepare options for consideration
- option(s) should consider examples from other areas where heritage buildings have been integrated into employment lands
- each option should include its pros and cons, financial implications and policy implications
- options to be considered should include:
 - a. Retention of Resources in-situ (stabilize only for future use – if vacant, enforce the minimum requirements of the Keep Markham Beautiful By-law and Property Standards By-law)
 - b. Retention of Resources in-situ (Owner restores and tenants- likely adaptive re-use)
 - c. Retention of Resources in-situ (sever property and sell heritage component with heritage protection mechanisms)
 - d. Relocation of Resources (to a selected site in the Employment Lands – grouping of resources)
 - e. Relocation of Resources (Markham Heritage Estates or elsewhere in the municipality)
 - f. Demolition of Resources (low value resources or all)
 - g. Demolition of only Outbuilding/Barns
 - h. Other
- Review the existing criteria associated with “threat of loss” as approved by Council for use when considering buildings for Markham Heritage Estates/or other relocation opportunities. Consider additional flexibility for the City when certain criteria are met.

G. Review Options

- review options with Study Work Committee (and select other staff)
- review options with Heritage Markham Committee for its feedback

H. Recommended Strategy

- prepare a recommended strategy for Council consideration
- the strategy is to include:
 - Recommendations on the applicability of the strategy for other employment areas such as potential best practices.
 - Guidance for Official Plan Heritage Policy modification or interpretation related to relocation of a heritage resource (the policy: “where it has

been demonstrated that retention in its original locations is neither appropriate or viable” How to determine what is “appropriate or viable”.

- Recommendations regarding best practices for on-going maintenance of heritage assets where development of the land is not anticipated for several years.

- review strategy with City staff

I. **Finalize Study**

- complete any final revisions to study document

J. **Presentation to Development Services Committee**



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: February 12, 2020

SUBJECT: Ontario Heritage Conference 2020 Update

Project: Ontario Heritage Conference
Theme: 20/20 Vision – Clarity for a New Decade

Background:

Date of Conference: Thursday May 28, Friday May 29 and Saturday May 30, 2020

Host: City of Markham (awarded in 2018)

Organizations: Community Heritage Ontario (CHO)
Architectural Conservancy of Ontario (ACO)
Ontario Association of Heritage Professionals (OAHP)

Administration: Local Organizing Committee (LOC) comprised of community and heritage representatives, City staff (Heritage, Economic Development, Corporate Communications, Finance) and reps from CHO and ACO

Location(s): Thursday Evening – Markham Museum
Friday and Saturday Days - SMSV Meeting Facilities
Friday Night – Angus Glen Golf Course

Attendance: 175 to 225

Conference

Hotel: Courtyard by Marriott Markham
Start Date: Tuesday, May 26, 2020
End Date: Tuesday, June 2, 2020
Last Day to Book: Thursday, April 30, 2020
Hotel(s) offering your special group rate:
Courtyard Toronto Markham for 130 CAD - 140 CAD per night

Program:Thursday afternoon: Tours in Markham (2:00 to 4:00pm)Thursday evening – Reception at Markham Museum (7:30pm)Friday Morning

8:00 – 9:00 am Registration

9:00 – 10:30 Opening Ceremonies

- greetings from CHO, ACO and OAHP presidents
- greetings from the Mayor of Markham
- Greetings from Minister of Heritage, Sport, Tourism and Cultural Industries
- Brief Info on Church Worship Area
- Overview of Markham's Heritage Program

10:30-11:00 am Networking/Nutrition Break

11:00 – Noon Opening Keynote Address

- Alex Bozikovic, Globe and Mail Architecture Critic

Noon – 1:30 Lunch

Friday Afternoon

1:30 – 3:00 (90 minute sessions)

Session 1A – Navigating Changes to the Ontario Heritage Act

Session 1B – Using Emerging Technology for Heritage

Session 1C – Why Don't They Like Us? Making Heritage Relevant to our Ever Changing Society

3:00 -3:30 Networking/Nutrition Break

3:30 – 5:00 (90 minute sessions)

Session 2A – Development on Steroids

Session 2B – It's Gotta Come Down! Demolition Due to Structural Issues

Session 2C – What To Do Once the Cows Have Left the Barn (Barn Re-Use)

Friday Night

7:00 – 9:00 Gala Dinner

8:15 – 9:00 Keynote Speaker – William Greaves

The importance of Ontario Place as a modernist landmark, its value to Ontario and what the future may hold.

Saturday Morning

9:00 – 10:00am (60 minute sessions)

Session 3A – Ask an Expert

Session 3B – That Building Has Style – Architectural Styles in Ontario

Session 3C – Convincing Council Why Heritage Matters

10:00 -10:30 Networking/Nutrition Break

10:30 – Noon (90 minute sessions)

Session 4A – Additions to Heritage Buildings –Why Are They So Challenging?

Session 4B – LPAT – Here We Come!

Session 4C – What to Do When God Leaves the Building (Places of Worship)

Noon -1:30 Lunch

Saturday Afternoon

1:30 – 3:00pm (90 minute sessions)

Session 5A – Protecting Heritage Resources When No One Is Home

Session 5B – Everything Old Is New Again (Adaptive Re-use)

Session 5C – Buildings on the Move – Relocating Heritage Resources (at main venue)

Session 5D – Managing Landscapes Within a Heritage District (off site tour)

3:00 – 3:30 Networking/Nutrition Break

3:30 – 4:30pm (60 minute sessions)

Session 6A – Managing Landscapes Within a Heritage District (off site tour con't)

Session 6B – Historic Monuments – When Good Monuments Go Bad

Session 6C – Markham Heritage Estates Tour (con't of 5C at the actual site)

Tradeshow:

Exhibitors (\$500/booth)

Friday and Saturday

Brochure has been produced

Heritage consultants and product suppliers have been contacted

Sponsorship:

Different levels of support

Sponsorship Opportunity

Gala Dinner - \$3,000

Day Sponsor - \$2,500 (2 available)

Lunch Sponsor - \$1,500 (2 available)

Welcome Reception - \$1,500

Networking Break - \$500 (4 available)

Conference Supporter - \$500 (unlimited)

Reception Table Sponsor - \$250

Brochure produced and heritage and non-heritage candidates are being contacted.

Advertising/
Marketing

Website

Facebook

Twitter

Website:

Link <https://www.ontarioheritageconference.ca/>



A listing of other available hotels to be available on our website for the convenience of delegates.

Other activities in Markham and area to be available on website and at Conference

Registration:

Registration is to open up mid to late February. The on-line registration system is new this year and has been set up. All program details need to be finalized by then.

Volunteers

Roles and responsibilities are being determined

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive for information the update on the Ontario Heritage Conference (May 28-30, 2020) being organized and hosted by the City of Markham.

File:

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MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: February 12, 2020

SUBJECT: Main Street Unionville Commercial Core Streetscape Master Plan 2020
Final Draft Study Report - Update

Project: Main Street Unionville Commercial Core Streetscape Master Plan 2020

Background:

- The interim study document was reviewed by Heritage Markham Committee in March 2019.
- Consultation with the public and a number of community groups as well as City staff has been ongoing during 2019.
- A preferred concept and suggested streetscape components was presented to the Unionville Sub-Committee on January 23, 2020 which included the Historic Unionville Community Vision Committee members. The Sub-Committee recommended the endorsement of Modified Concept #2 and the Enhanced Treatment Option #6.

Status/ Staff Comment

- Staff will review the final draft concept with the committee and the potential treatment options.

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive the staff presentation on the preferred concept, streetscape features and enhanced treatment options outlined in the Main Street Unionville Commercial Core Streetscape Master Plan 2020 – Final Draft Study Report;

That Heritage Markham supports the Modified Concept #2 and Enhanced Treatment Option #6 for the Main Street from a heritage perspective; and

That Heritage Markham supports the improvements to the East Lane from a heritage perspective.

Summary of Heritage Markham Comments from the March 13, 2019 Meeting

The streetscape study including a review of the options were presented to the Heritage Markham Committee on March 13, 2019 to obtain feedback from a heritage perspective as the study area is within the Unionville Heritage Conservation District.

The Committee expressed a preference for Concept 2 related to the road alignment with a preference for 2.0m sidewalks with the larger boulevard on the east side, in order to eliminate parking opportunities and driveway conflicts on the west side and allow delivery opportunities on the east side boulevard (without blocking traffic).

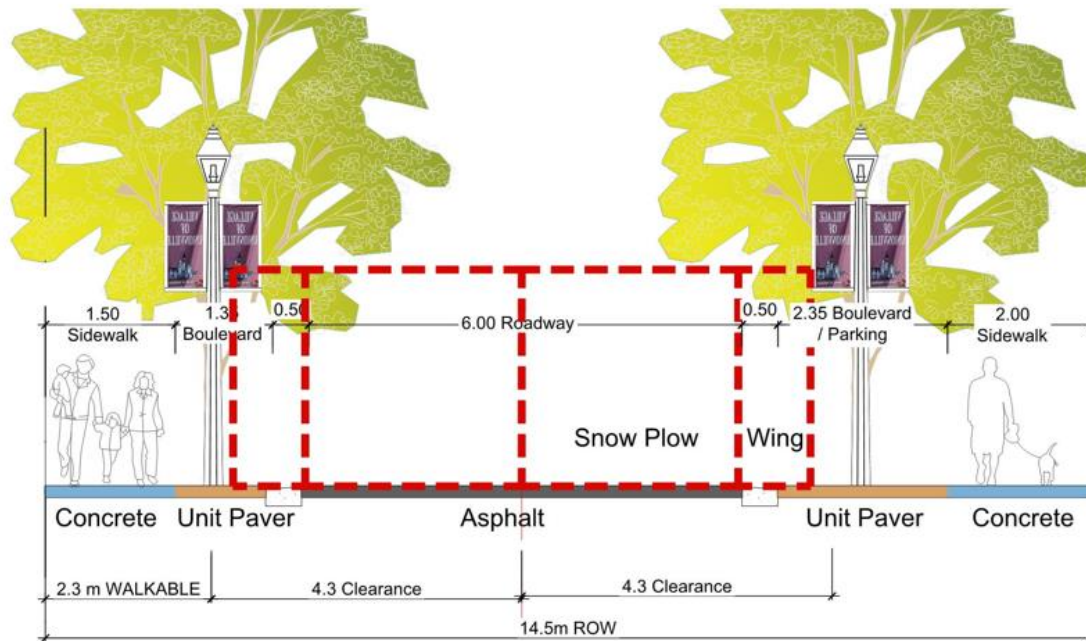
The Committee also offered general comments on streetscape features:

- A desire to not over-design the street;
- Enhance pedestrian/village experience;
- Consider wooden poles versus metal banner poles
- Disguising electrical control boxes (serviceable but not visible)
- Making the street more winter friendly;
- Appropriate/traditional lighting (colour temperature, direction and projection);
- Desire for, and treatment of, new trees;
- Consider a more ambitious approach with regard to better quality materials (both placement and use) while considering operational and maintenance requirements.

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Basic Treatment

Preferred Concept – Cross Section



Cross Section - 2m Sidewalk - Parking East Side

Preferred Concept

Gateway Opportunities
Wayfinding Locations
Public Art Locations
Short Term Loading Area

- Gateway Feature Area
- Wayfinding Node
- Art Location
- Short Term Loading



Alternate Layout - East Laneway



Main Street Unionville Streetscape



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: February 12, 2020

SUBJECT: Heritage Education

Project: Make 'Save and Re-use' the Norm – Aligning Heritage Preservation with Provincial Priorities

Background:

- Heritage Day in Ontario is Monday, Feb 17th
- Heritage Advocacy Day is taking place on Wednesday, February 19th at the Ontario Legislature in Toronto.
- The Architectural Conservancy of Ontario (ACO) will be meeting with members of the provincial parliament throughout the day, followed by a reception.
- ACO's message this year for representatives at Queen's Park is to illustrate how heritage preservation efforts can align with provincial priorities

Status/ Staff Comment

- Staff will show a presentation prepared by the ACO for educational purposes.

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive for information.

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