



Heritage Markham Committee Agenda

March 11, 2020, 7:15 PM

Canada Room

The Third 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 March 11, 2020 Heritage Markham Committee agenda be approved.

3.2 MINUTES OF THE FEBRUARY 12, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

7

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 12, 2020 be received and adopted.

4. PART TWO - DEPUTATIONS

4.1 REQUEST FOR FEEDBACK

17

12 WILSON STREET, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT

STATUS OF BUILDING FROM A CULTURAL HERITAGE PERSPECTIVE
(16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached staff memorandum and material.

Representatives of the owner will be in attendance at 7:30pm.

Recommendation:

That the information provided by the owner of 12 Wilson Street regarding the building from a cultural heritage perspective be received as information.

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

21

185 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT

10 PETER STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

4160 19TH AVENUE, ALMIRA COMMUNITY - INDIVIDUALLY DESIGNATED

DELEGATED APPROVALS: HERITAGE PERMITS (16.11)

FILE NUMBERS:

- HE 20 109326
- HE 20 109112
- HE 20 109142

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 OR SIGN PERMIT APPLICATIONS

22

7895 YONGE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT

272 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

DELEGATED APPROVALS: SIGN PERMITS (16.11)

FILE NUMBERS:

- 20 107732 SP
- 20 109485 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

That Heritage Markham receive the information on the building and sign permits

approved by Heritage Section staff under the delegated approval process.

5.3 SITE PLAN CONTROL APPLICATION 23

45 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT NEW SINGLE DETACHED DWELLING – SECOND REVISED ELEVATIONS (16.11)

FILE NUMBER: SPC 19 142354

Extracts:

R. Hutcheson, Manager of Heritage Planning

F. Hemon-Morneau, Project Planner

See attached memorandum and material.

Recommendation:

That Heritage Markham supports the use of casement windows in the design shown in the second revised design for the proposed new dwelling at 45 John Street based on its Arts and Crafts style inspiration.

6. PART FOUR - REGULAR

6.1 REQUEST FOR FEEDBACK 29

11 PRINCESS STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT METAL SHINGLE ROOFING FOR NEW DWELLING (16.11)

FILE NUMBER: SPC 19 122591

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

See attached staff memorandum and material.

Recommendation:

That Heritage Markham supports the substitution of granular-coated metal shingle cladding “DECRA Shingle XD” for the approved asphalt-shingle cladding for the new dwelling at 11 Princess Street in an appropriate heritage colour as determined by staff, as a test case.

6.2 DEMOLITION PERMIT APPLICATION 32

10225 KENNEDY ROAD - INDIVIDUALLY DESIGNATED PROPERTY REMOVAL OF NON-HERITAGE ADDITIONS HOMER WILSON FARMHOUSE (16.11)

FILE NUMBER: 19 102709 DP

Extracts:

R. Hutcheson, Manager of Heritage Planning

C. Bird, Director, Building Standards

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the demolition of the non-heritage portions of the designated Homer Wilson Farmhouse subject to the following conditions:

- That the non-heritage portions of the building be carefully removed with manual demolition of selected area adjoining the heritage building, to ensure no accidental damage by machine operations occurs; and,
- That a plan or description of how any openings (windows, doors, etc.) in the heritage building are to be secured once the non-heritage portions of the building are removed be provided to the satisfaction of the Manager of Heritage Planning; and further,
- That any issues with openings, roofing, rain gutters/downspouts, soffits and fascia be repaired to ensure that the heritage building remains in stable condition until its future restoration.

6.3 BUILDING EVALUATION

36

33 DICKSON HILL ROAD, DICKSON HILL BUILDING EVALUATION AND CLASSIFICATION OF THE JOSEPH PIPHER HOUSE AND ACCESSORY BUILDING (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum and material.

Recommendation:

That Heritage Markham supports the classification of the historic buildings at 33 Dickson Hill Road as evaluated by the Building Evaluation Sub-Committee of Heritage Markham, in support of the proposed designation of the property.

6.4 REQUEST FOR FEEDBACK

40

2 ALEXANDER HUNTER PLACE, MARKHAM HERITAGE ESTATES PROPOSED REVISION TO DESIGN OF APPROVED ADDITION (16.11) FILE NUMBER: SC 17 167062

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum and material.

Recommendation:

1. That Heritage Markham would have no objection from a heritage perspective to a site plan application to widen the proposed rear addition by 2 feet, as shown in the drawing date stamped March 4, 2020 provided that the following revisions are made to the drawings:

- That the relationship between the house and grade in the drawings originally approved be maintained so that there is no requirement to provide veranda railings in compliance with the Ontario Building Code;
- That the basement windows be revised to historically authentic three paned windows;
- That the entrance off the side veranda be revised to a door with a transom only and not the entrance illustrated with a single sidelight;
- That the French door illustrated on the rear addition be revised to a more historically authentic door to the satisfaction of Heritage Section staff;
- That the decorative details of the veranda be identical to the front and side veranda details of the house located at 141 Main Street Unionville which is closely related in its architectural style; and,

2. That Heritage Markham has no objection to any variance to the By-law required to permit the proposed 2 ft. widening of the addition as illustrated in the drawing date stamped March 4, 2020; and,

3. That final review of any development application in order to approve the revised addition as illustrated in the drawings date stamped March 4, 2020 be delegated to the City, (Heritage Section) staff; and further,

4. That the applicant enter into a Site Plan agreement containing the standard conditions regarding materials, colours, windows etc.

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/PROJECTS

47

HERITAGE EDUCATION

MAKE ‘SAVE AND RE-USE’ THE NORM – ALIGNING HERITAGE PRESERVATION WITH PROVINCIAL PRIORITIES (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: 2
February 12, 2020, 7:15 PM
Canada Room

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

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:22 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)

1. Addendum Agenda

- 11 Princess Street - Request for Feedback: Metal Slate Roofing for New Dwelling

2. New Business from Committee Members

Recommendation:

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

Carried

3.2 MINUTES OF THE JANUARY 8, 2020 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 January 8, 2020 be received and adopted, as presented.

Carried

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

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.

Carried

4. PART TWO - DEPUTATIONS

4.1 SITE PLAN CONTROL APPLICATION

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

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details of the Site Plan application. He indicated that the revised

drawings show that the garage is recessed 1.2 metres (4 ft) and conforms to the guidelines of the Thornhill Heritage Conservation District Plan, and the building elevations now label where siding is to be used. The applicant was informed that six window pane divisions are required rather than four, in addition staff requested that the applicant advise if the skirting material will be brick or stone. Staff continued by stating that the applicant has added window pane divisions to the rear windows of the home and that the roof material is an asphalt shingle. Moreover, the applicant has submitted a streetscape plan to show neighbouring building elevations, and the roof height has been lowered from 9.33 metres (30.7 ft) to 8.87 metres (29.1 ft).

Mr. Ilya Batov, the owner of the property addressed the Committee and informed that the cladding material is brick, not stone, and in addition he has contacted the Zoning section to determine if the application meets applicable zoning requirements.

The applicant was asked if the project would require removal of any trees from the property. Mr. Ilya Batov indicated that one tree will be removed as per the arborist report, but no trees will be removed from the front of the property.

The committee members recommended that the front door be an Arts and Crafts style door with ¼ lite.

Recommendation:

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

- Revision of front façade windows to 6/1 single-hung and any other streetscape windows be the same; and,
- The front door to be an Arts and Crafts style, ¼ lite; and further,
- The applicant entering into a Site Plan Agreement with the City of Markham including the usual clauses with respect to building materials, colour, etc.

Carried

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

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

Recommendation:

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

Carried

5.2 BUILDING AND SIGN PERMIT APPLICATION**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

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

Carried**6. PART FOUR - REGULAR****6.1 HERITAGE PERMIT APPLICATION****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

George Duncan, Senior Heritage Planner, addressed the Committee informing them that this property previously had a traditional white picket fence in the front yard, the majority of which was removed during the construction of the residential addition to allow for the installation of construction hoarding. Staff were of the understanding that the former fence would be reconstructed when construction was complete. Markham staff were contacted in November 2019 and informed that a new fence was under construction. On November 26, 2019, a heritage permit was submitted. The fence is not a traditional picket fence and is not a design reflected in the Thornhill Heritage Conservation District Plan. Despite the new front yard fence not being reflective of traditional picket fence designs found in the district plan it does have similarities to one in an archival photograph of another historic Markham township location. The owner has committed to re-planting the former yew hedge that was removed without approval along the west property boundary near the front of the property.

The Committee received an email from Pam Birrell, President of the Society for the Preservation of Historic Thornhill, recommending that the fence designs for 30 Colborne St. comply with the Thornhill District Conservation Plan. SPOHT also noted that Colborne Street represents the heart of the Thornhill Conservation District and appropriate fence design and vegetation are an important element of the heritage streetscape. If approved, it was suggested that both the front fence and the side privacy fence be painted white.

The applicant addressed the committee indicating that the fence will be painted white to match the character of the area, and custom caps will be added to the fence posts. In addition, soft landscaping will be finished for summer 2020.

The issue of the west façade chimney brick colour was also discussed.

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 in consultation with Heritage Staff; 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,
3. That Heritage Markham Committee supports the re-planting of the Japanese yew hedge to replace the yew hedge that was removed along the west boundary of the property; and further,
4. That Heritage Markham Committee supports staining the brick chimney to reflect a red brick colour representative of old Thornhill.

Carried

6.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATIONS AND CONSENT APPLICATIONS

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

George Duncan, Senior Heritage Planner, addressed the Committee informing that the above noted minor variance and consent applications are a group of applications submitted by KLM Planning Partners Inc. on behalf of three separate property owners. These applications will create a single development parcel in the rear of the adjacent properties for a future mixed-use development that will include underground parking and replace existing surface parking that serves Main Street. Access easements will be required to be registered by the applicant in favour of the commercial properties on Main Street to provide vehicular access and parking spaces.

The planning consultant Keith McKinnon, from KLM Planning and the Owner, Harshal Dave were in attendance.

Doug Denby expressed concern regarding the application. He stated that the consent and variance applications will convert the small village into a town, severely changing the character of Main Street.

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)
- Unionville's First Post Office and Store (188 & 194 Main Street)

Carried

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

7.1 STUDIES

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

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, informed the committee that the City of Markham retained planning, urban design and architecture firm, MHBC to assist in the development of a strategy to address cultural heritage resources in the North District Employment Lands. Once options are developed, MHBC will present their findings to the Markham Heritage Committee for feedback.

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.

Carried

7.2 INFORMATION

ONTARIO HERITAGE CONFERENCE UPDATE (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

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

Regan Hutcheson, Manager of Heritage Planning, reviewed the update memo and responded to questions.

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.

Carried

7.3 STUDIES

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

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, presented to the Committee the preferred concept, streetscape features and enhanced treatment options as outlined in the Main Street Unionville Commercial Core Streetscape Master Plan 2020 – Final Draft Study Report. A preferred concept and suggested streetscape plan was presented to the Unionville Sub-Committee on January 23, 2020, and the sub committee recommended the endorsement of Modified Concept #2 and the

Enhanced Treatment Option #6. Modified concept #2 features a reduced road cross-section, with a preference for 2.0 metre sidewalks and a larger boulevard on the east side.

Councillor Karen Rea expressed concern regarding the use of pavers given the challenges experienced in the Markham Village streetscape project. In response, it was noted that using a concrete base and proper installation techniques are key to success.

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.

Carried

7.4 ADVOCACY

HERITAGE EDUCATION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning offered to defer this presentation to the March meeting.

Recommendation:

That Heritage Markham Committee defer this item to the March meeting.

Postponed

8. PART SIX - NEW BUSINESS

REQUEST FOR FEEDBACK

11 PRINCESS STREET: METAL SLATE ROOFING FOR NEW DWELLING (16.11)

The Committee reviewed the staff memo on a request to use a metal shingle product rather than asphalt shingles for a new dwelling in the Markham Village Heritage Conservation District.

Recommendation:

That Heritage Markham does not support the substitution of metal slate cladding for the approved asphalt-shingle cladding for the new dwelling at 11 Princess Street.

Carried

9. ADJOURNMENT

The Heritage Markham Committee meeting adjourned at 9:26 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: March 11, 2020

SUBJECT: Status of Building from a Cultural Heritage Perspective
12 Wilson Street
Markham Village Heritage Conservation District

Property/Building Description: Originally a 1 ½ storey frame building, c. 1875,
Use: Commercial (originally residential)
Heritage Status: Identified as Class A Property in Markham Village Heritage Conservation District Plan

Application/Proposal

- New owners of the property have enquired as to the heritage status and integrity of the existing building given recent exploration of the structure.
- The owner is preparing plans for the redevelopment of the Markham Village Lanes development and needs to determine the extent of the development parcel.

Background

- Identified as the Charles and Maria Carlton House, c. 1875 – see attached
- The building was subject to extensive redevelopment in 1987 when it was incorporated into the Markham Village Lanes commercial project.
- An addition was added to the west and north elevations of the building. Notes also indicate that during the redevelopment, the entire interior of the building was gutted and that only three walls remained. Also, the original vertical tongue and groove exterior siding was removed and replaced with a board and batten treatment, and the developer removed all the original windows.
- It is unclear if any original material remains.
- The current building still retains the scale and massing of the original building (at least from the south (front) elevation facing Wilson Street.
- In 2010, the front veranda of the building was extensively renovated.

Staff Comment

- Staff is waiting for additional information to be provided by the Heritage Consultants for the owner. More exploratory work is being undertaken to look inside wall cavities and this information will be provided at the Heritage Markham meeting.
- Heritage Markham staff also plan to speak with the original architect of the project to obtain additional insight.

Suggested Recommendation for Heritage Markham

That the information provided by the owner of 12 Wilson Street regarding the building from a cultural heritage perspective be received as information; and

File:

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July 2018 Google Maps



2009 Google Maps



City of Markham Mapping

Historical Information

Charles and Maria Carleton House, 12 Wilson Street, c.1875

This village lot was purchased by carpenter-builder Robert Harrington in 1872. Harrington, who was associated with the Unionville Planing Mill, may have built the board and batten clad, L-shaped house as a speculative venture. In 1880-1881 the property was sold to Maria (Burk) Carleton, the wife of Charles S. Carleton, a general merchant. The Carletons were in Markham Village at least as early as the time of the 1871 census, when they resided in the eastern portion of the village. They were noted as living on Wilson Street in the 1881 census of Markham Village. Interestingly, Mrs. C. S. Carleton was one of the later owners of the Union Mills in Unionville, having purchased it in 1895. Carleton Road was named for the family.

In 1883, the house at 12 Wilson Street was sold to Henry Sharpe. The Carleton family moved to Toronto. Later owners included Isaac Smith, grain thresher (1889), John Henry Buckler (1902), Henry Buckler (1910), and Robert Fleming (1918). Robert Fleming was Reeve of Markham Village 1913-1918. The house underwent significant renovations in the 1980s when the property became part of the Markham Village Lanes commercial development.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 11, 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
185 Main Street Unionville Heritage Conservation District	HE 20 109326	Replace existing concrete stairs to parking lot with same, install simple metal railings painted black.
10 Peter Street Markham Village Heritage Conservation District	HE 20 109112	Basement waterproofing.
4160 19 th Avenue Almira Community Individually Designated	HE 20 109142	Window replacement in a reconstruction of the historic Almira Mill.

Suggested Recommendation for Heritage Markham

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



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 11, 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
7895 Yonge Street Thornhill Heritage Conservation District	20 107732 SP	Development sign on Bayview Avenue frontage of Ladies Golf Club of Toronto (this part of the property is not within the Thornhill Heritage Conservation District).
272 Main Street North Markham Village Heritage Conservation District	20 109485 HP	Interior renovations.

Suggested Recommendation for Heritage Markham

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



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 11, 2020

SUBJECT: SITE PLAN CONTROL APPLICATION SPC 19 142354
New Single Detached Dwelling – Second Revised Elevations
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, previously circulated to Heritage Markham for review and comment. 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.
- New revised elevations are attached, in response to staff and Heritage Markham comments and recommendations of February 12, 2020.

Background:

- Heritage Markham reviewed revised plans for the proposed new dwelling at the February 12, 2020 meeting.
- The applicant has since revised the elevations in response to comments received.
- The only thing that was not changed in accordance with the recommendations was the operating method of the windows. The pane divisions have been changed but the windows remain casement style rather than single-hung.

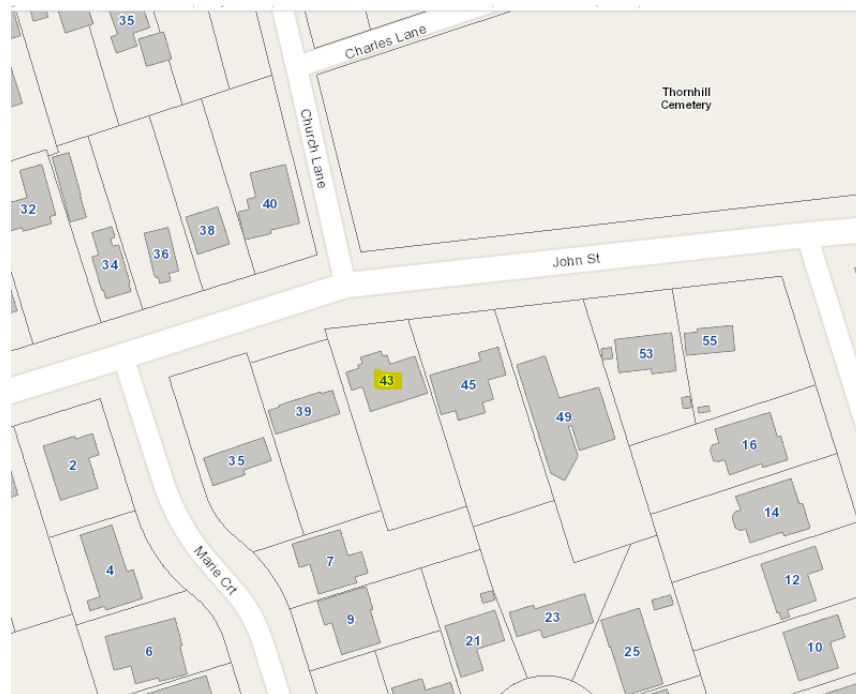
Staff Comments

- Staff is of the opinion that casement windows are historically and stylistically appropriate for an Arts and Crafts style dwelling, and with the revised pane divisions in the upper portion of the window appear appropriate for the overall design and character of the proposed dwelling.

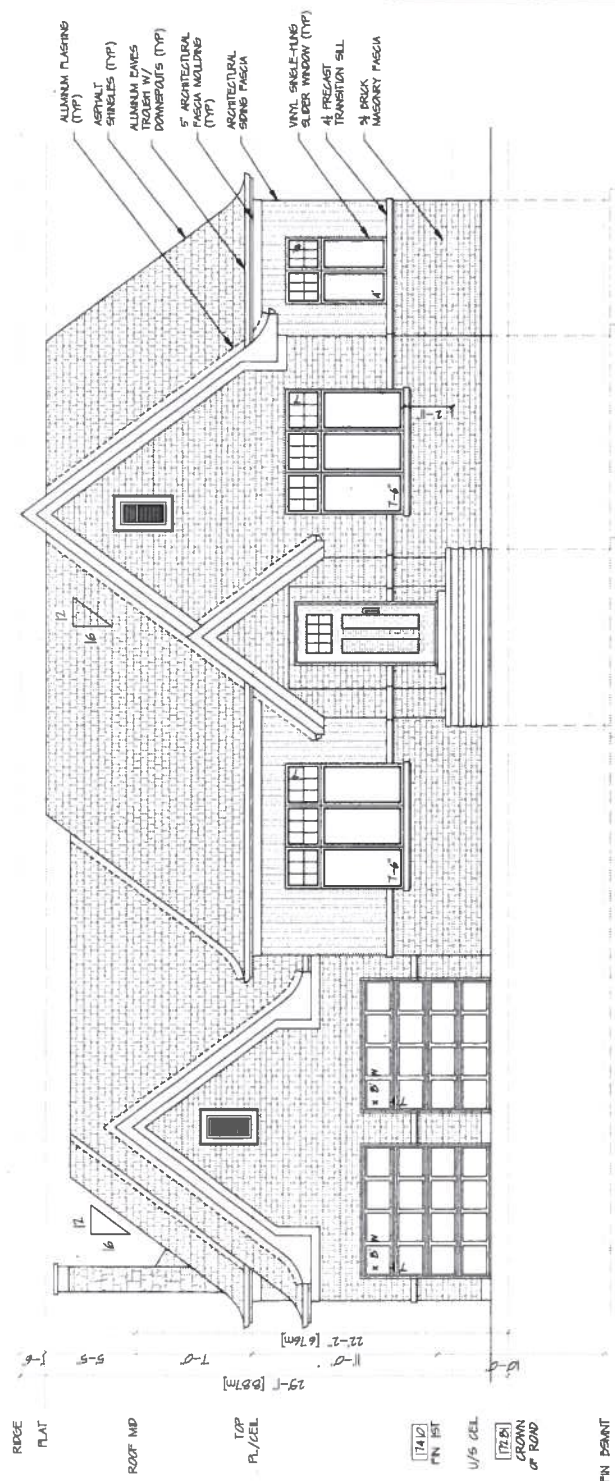
Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the use of casement windows in the design shown in the second revised design for the proposed new dwelling at 45 John Street based on its Arts and Crafts style inspiration.

File Path: Q:\Development\Heritage\PROPERTY\JOHN45\HM March 11 2020.doc



Location Map



**LASONNE
ENGINEERING LTD.**
15 LINDSEY AVE. 416-503-2073

ELEVATION
NORTH

45 JOHN STREET
SINGLE FAMILY DWELLING
Markham, Ontario

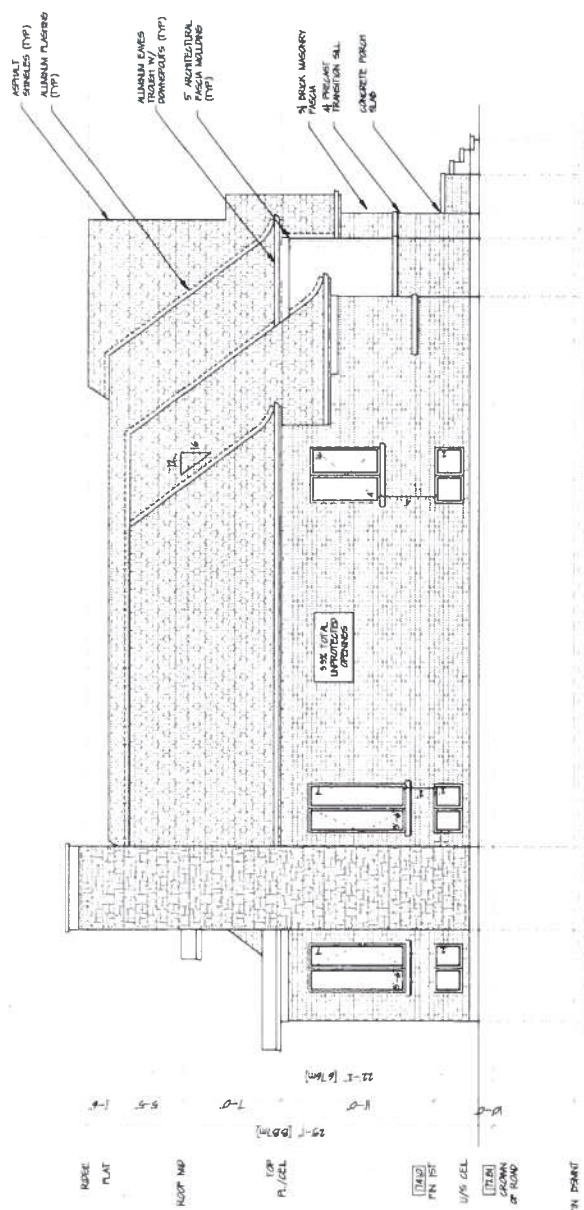
1963

AUG '19

54

 $y_4^- = 1'-0^-$

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE "TIE" ARE CORRECT. ANY DIMENSIONS MUST BE REPORTED BEFORE PROCEEDING WITH THE WORK.



ELEVATION EAST

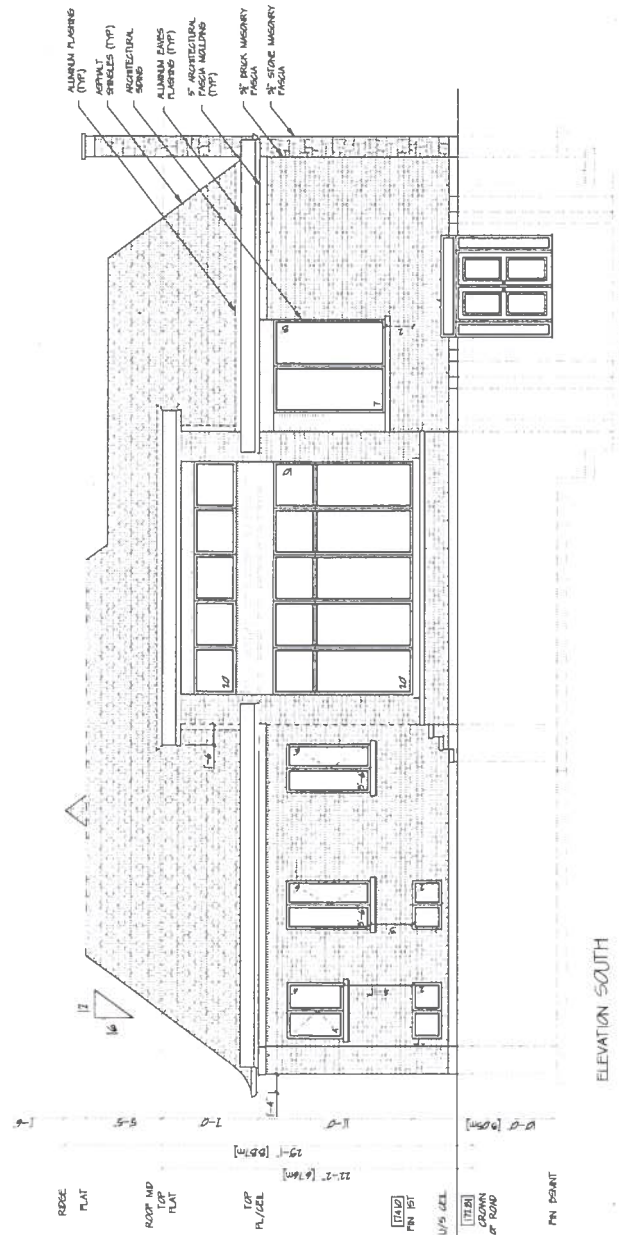
CONTRACTOR MUST NOTIFY ALL AGENCIES IN THE FIELD. MAY REQUIRE AGENCY TO BE NOTIFIED BEFORE PROCEEDING WITH THE WORK.

**LASONNE
ENGINEERING LTD.**
KLENNELF RD 418.887.2873

ELEVATION
EAST

45 JOHN STREET
SINGLE FAMILY DWELLING
Markham, Ontario

1963	AUG '19	S5
W ^o = 1'-0"		



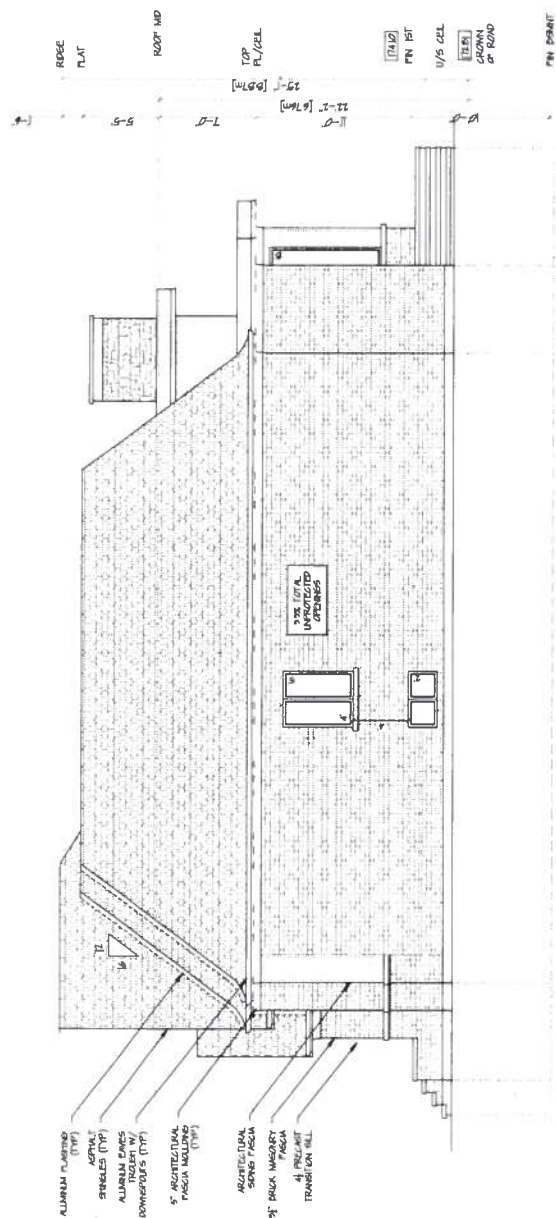
CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE
FIELD AND REPORT ANY DISCREPANCIES TO THE
ARCHITECT BEFORE PROCEEDING WITH THE WORK.
ALL CONSTRUCTION TO ACCORD WITH THESE PLANS
SHALL BE IN ACCORDANCE WITH THE LATEST EDITION
OF THE CANADIAN BUILDING CODE AND ALL OTHER APPLICABLE
REGULATIONS AND TO BE MADE AS NECESSARY.
APPROVED: [Signature] DATE: 2019

LASONNE
ENGINEERING LTD.
414-882-2873

ELEVATION
SOUTH

45 JOHN STREET
SINGLE FAMILY DWELLING
Markham, Ontario

Project: 1963
Date: AUG '19
Scale: 1/4" = 1'-0"
Sheet: S6



ELEVATION WEST

**LASONNE
ENGINEERING LTD.**

**ELEVATION
WEST**

45 JOHN STREET
SINGLE FAMILY DWELLING
Markham, Ontario

Project	1963	Sheet	S7
Date	AUG '19		
Time	$Y_4 = 1'-0"$		

CONTRACTOR MUST VERIFY ALL DIMENSIONS IN THE FIELD AND DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING WITH THE WORK.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 11, 2020

SUBJECT: REQUEST FOR FEEDBACK
Metal Shingle Roofing for New Dwelling
11 Princess Street
Markham Village Heritage Conservation District

Property/Building Description:

- New dwelling at 11 Princess Street.

Use:

- Residential.

Heritage Status:

- Property located within the Markham Village Conservation District, Type C (non-heritage) building.

Application/Proposal:

- A new two storey dwelling has been approved through Site Plan Control application SPC 19 122591.
- A building permit has been issued for the project.
- The applicant has requested, through his designer, to substitute metal roofing for the asphalt shingles approved in the Site Plan Control application.
- Since the metal, Interlock slate-style roofing was not supported by Heritage Markham, the applicant is proposing another product. The product type that the applicant now wishes to use is “DECRA Shingle XD”. A sample of the material will be available for examination at the Heritage Markham meeting.
- The approved front elevation of the new dwelling is attached.

Background:

- Metal roofing is not typical of old Markham Village.

- Metal roofing has been permitted on a case-by-case basis in Markham's four heritage conservation districts and in Markham Heritage Estates, generally for accessory buildings. Metal roofing types that have been allowed include standing seam and corrugated, galvanized metal roofing panels or sheets. A metal shingle with an asphalt-shingle look was approved for a large-scale senior's residence in the Thornhill Heritage Conservation District.
- In the Markham Village Heritage Conservation District Plan, with respect to roofing materials in new construction, the Guidelines state that "Roofing materials should reflect the historical materials found in the surrounding older buildings. Wood shingles are preferred, but asphalt shingles are considered a compatible, second choice (page 42)." In the case of 11 Princess Street, the immediate context is newer houses except for 89 Main Street, a heritage dwelling with an asphalt shingle roof.
- Metal roofing is not listed among the roofing cladding materials not to be used. The prohibited materials include: tile, plastic and other synthetics (page 42).

Staff Comment:

- Metal roofing in an imitation of shingles has not typically been allowed for heritage buildings in Markham's four heritage conservation districts. The reasoning is that these products often have a bolder texture and larger size of the individual tabs than seen on traditional shingle materials.
- Based on information from the applicant, the appearance of the granular-coated metal, shingle-style roofing is quite similar to a traditional asphalt shingle roof and may be virtually indistinguishable from an asphalt roof in its appearance.
- After reviewing the above considerations, staff is of the opinion that subject to an inspection of the actual material, if Heritage Markham finds this product to closely resemble a traditional asphalt shingle roof, it be allowed as a test case for this project in the Markham Village Heritage Conservation District.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham supports the substitution of granular-coated metal shingle cladding "DECRA Shingle XD" for the approved asphalt-shingle cladding for the new dwelling at 11 Princess Street in an appropriate heritage colour as determined by staff, as a test case.

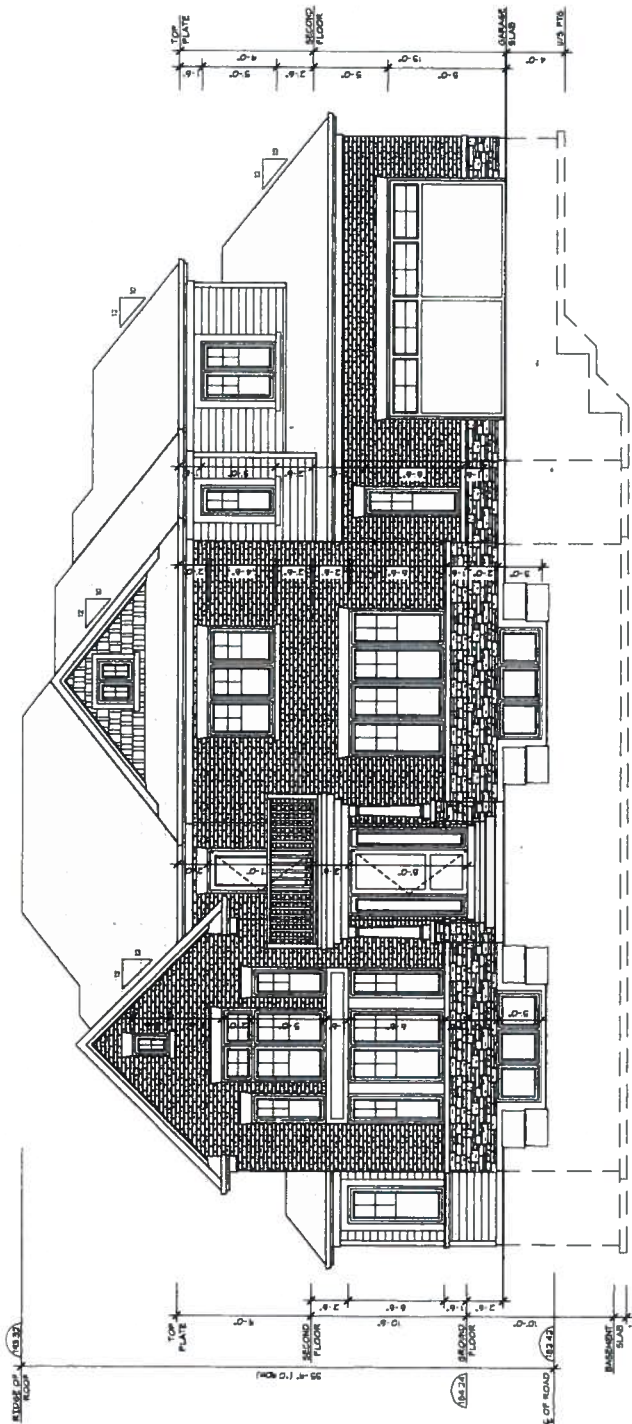
RECEIVED

SEP 16 2019

DEVELOPMENT SERVICES
CITY OF MARKHAM

Notes for Erection:

- Horizontal steel using over 1/2" vertical striping a 24" o/c. (Colour to be determined)
- Ontario 4000 series steel joists (or equal) to be used where shown. (Colour to be determined)
- All windows to be double glazed units in wood or aluminum clad frames. (Colour to be determined)
- All doors to be double glazed units in wood or aluminum clad frames. (Colour to be determined)
- All roof lines to be 12/12 pitch unless otherwise noted. (Colour to be determined)
- 8" wood joists to be used to support entire mass timber frame. (Colour to be determined)
- Heavy gauge stainless steel fasteners, gaskets, and components. (Colour to be determined)
- All materials to be approved by the City of Markham and the Ontario Building Code prior to installation.



FRONT ELEVATION

Plans approved in accordance with site plan

Agreement dated: Nov. 19, 2019

Date: Dec 10/19

Signature: [Signature]
Senior Development Manager

Plans approved in accordance with site plan

Agreement dated: Oct. 18, 2019

Date: October 18, 2019

Signature: [Signature]
Senior Development Manager

GENERAL NOTES: ALL CONSTRUCTION IS TO CONFORM TO SECTION "A" OF THE ONTARIO BUILDING CODE (LATEST EDITION) CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS DO NOT SCALE DRAWINGS OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RE-CHECK AND VERIFY ALL PREVIOUS AND SUBSEQUENT COPIES OF THIS DRAWING THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND / OR ITS CLIENTS ONLY BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION		REVISIONS AND DATA DATE The undersigned has reviewed and issues this drawing for his design, and has the responsibility for the design and construction of the building in accordance with the Ontario Building Code to the designer	QUALIFICATION INFORMATION: REQUIRED BY THE ONTARIO BUILDING CODE REG. NO. 25835 NAME: T. GREGORY REGISTRATION INFORMATION: Registered under the Ontario Building Code GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO L3R 9V6 TEL: (416) 520-0918 EMAIL: shane@gregorydesigngroup.net	PROJECT TITLE HOUSE 2162 11 PRINCESS STREET CITY OF MARKHAM	THE GREGORY DESIGN GROUP 16 CHURCH STREET MARKHAM, ONTARIO L3R 9V6 TEL: (416) 520-0918 EMAIL: shane@gregorydesigngroup.net	SCALE 1/8" = 1'-0" DATE 04/23/19	SHEET NUMBER 2162-19 DRAWN BY S. Gregory CHECKED BY R.G.	A-5
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MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: March 11, 2020

SUBJECT: DEMOLITION PERMIT APPLICATION 19 102709 DP
Removal of Non-Heritage Additions
Homer Wilson Farmhouse
10225 Kennedy Road
Individually Designated Property

Property/Building Description:

- Homer Wilson Farmhouse, Classic Ontario farmhouse, one and a half storey, brick, c.1900, with later frame additions. Located within the Robinson Glen Secondary Plan area of the North Markham Planning District (formerly known as the Future Urban Area).

Use:

- Vacant residence.

Heritage Status:

- Individually designated under Part IV of the Ontario Heritage Act, By-law 2008-22. One of three cultural heritage resources covered by the designation by-law, also including the Pingle Farm Cemetery and J. P. Carr Cottage, on the same property.

Application/Proposal:

- A demolition permit has been received for the removal of non-heritage frame additions to the rear wing of the Homer Wilson Farmhouse.
- The removals are based on the deteriorated condition of these portions of the vacant dwelling.
- None of the proposed removals are for features of the designated heritage property listed among the significant heritage attributes.
- Please refer to the attached block plan and photograph indicating the portions of the building intended to be demolished.

Background:

- In 2019, By-law Enforcement staff conducted a series of inspections on properties where vacant heritage buildings are located. This action was initiated after Council passed amendments to the Property Standards By-Law and Keep Markham Beautiful By-law with special provision regarding the treatment of heritage buildings.
- The subject property was inspected and it was found that the frame additions to the rear wing of the heritage building were in very poor condition.
- The property owner advised staff that due to the deteriorated condition of the additions, and their non-heritage status, the intention is to remove them rather than repair them.
- Staff agrees with this approach, subject to conditions regarding the method of removal and the protection of any openings into the brick portion of the farmhouse once the additions are removed.
- This property is located within the North Markham Planning District's Robinson Glen Secondary Plan area and will be the subject of a future application for subdivision, currently in the Pre-Consultation stage, that will be circulated to Heritage Markham for review and comment.

Staff Comment:

- Staff has no objection to the removal of the non-heritage frame additions to the rear wing of the Homer Wilson Farmhouse.
- Under the provisions of Part IV of the Ontario Heritage Act, staff does not have delegated authority to sign off on the demolition of any feature of an individually-designated property. The process is therefore to obtain the municipal heritage committee's recommendation and bring a staff report with a recommendation before the Development Services Committee of Council.
- Building Department staff has recommended that conditions be attached to the demolition permit, if recommended for approval, to protect the heritage building, including:
 - That the non-heritage portions of the building be carefully removed with manual demolition of selected areas adjoining the heritage building, to ensure no accidental damage by machine operations occurs;
 - That a plan or description of how any openings (windows, doors, etc.) in the heritage building are to be secured once the non-heritage portions of the building are removed be provided;
 - That any issues with openings, roofing, rain gutters/downspouts, soffits and fascia be repaired to ensure that the heritage building remains in stable condition until its future restoration.

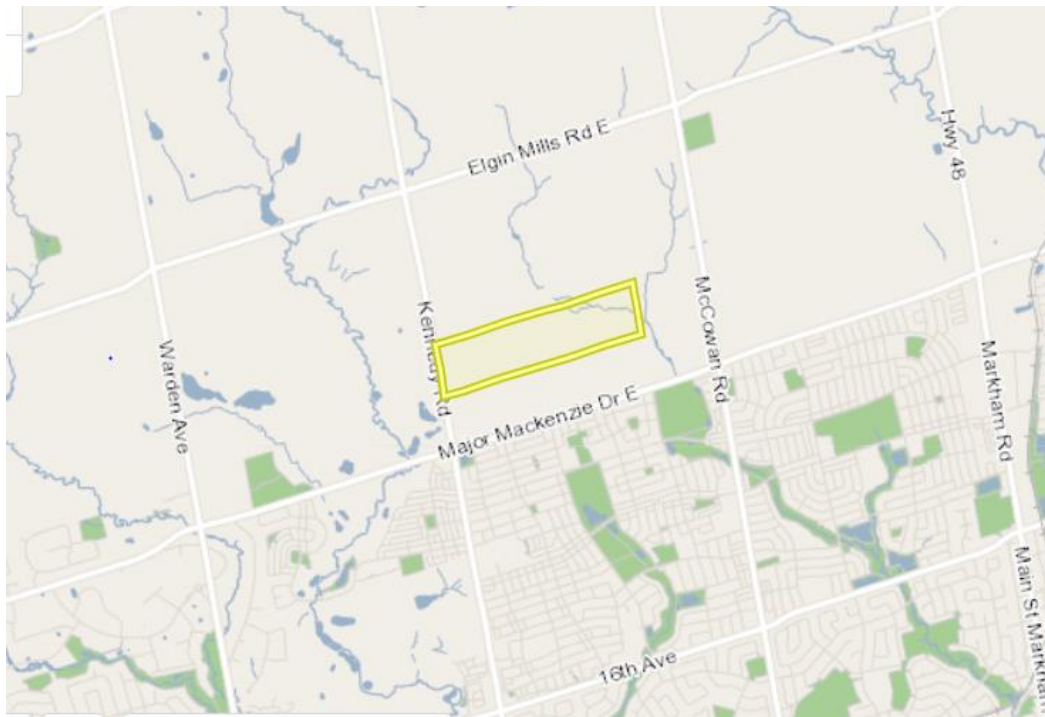
Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no objection to the demolition of the non-heritage portions of the designated Homer Wilson Farmhouse subject to the following conditions:

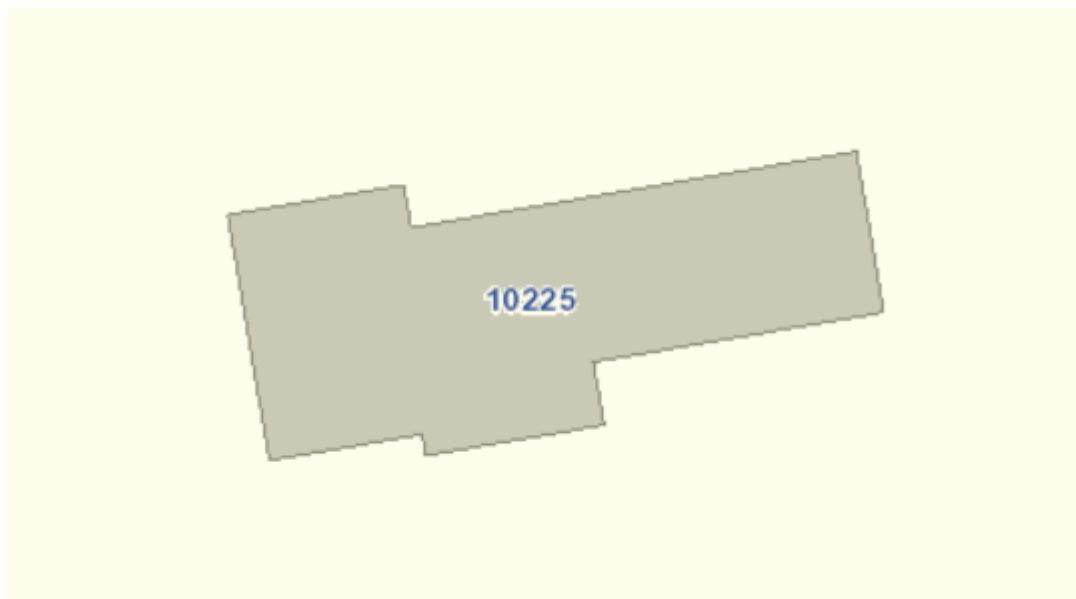
- That the non-heritage portions of the building be carefully removed with manual demolition of selected area adjoining the heritage building, to ensure no accidental damage by machine operations occurs;

- That a plan or description of how any openings (windows, doors, etc.) in the heritage building are to be secured once the non-heritage portions of the building are removed be provided to the satisfaction of the Manager of Heritage Planning;
- That any issues with openings, roofing, rain gutters/downspouts, soffits and fascia be repaired to ensure that the heritage building remains in stable condition until its future restoration

File: Q:\Development\Heritage\PROPERTY\KENNEDY\10225\HM March 11 2020.doc



Location Map



Portions of Building Proposed to be Removed





MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 11, 2020

SUBJECT: **Building Evaluation and Classification**
33 Dickson Hill Road, Dickson Hill, Markham
The Joseph Pipher House

Property/Building Description: 2 Storey stone farmhouse constructed in 1861

Use: Residential

Heritage Status: Listed on the Markham Register of Properties of Cultural Heritage Value or Interest.

Background

- In September of 2019 Heritage Markham recommended that the Joseph Pipher House and the other existing historic accessory building on the property be designated under Part IV of the Ontario Heritage Act to better protect their heritage attributes.
- Prior to taking a report to Council recommending designation of the property, the buildings must be formally evaluated by the Building Evaluation Subcommittee of Heritage Markham using the City's Evaluation System adopted by Council;
- The Building Evaluation Subcommittee met on March 5, 2020 to evaluate the property at 33 Dickson Hill Road.

Staff Comment

- Staff recommends that Heritage Markham support the evaluation and classification of the buildings at 33 Dickson Hill Road by the Building Evaluation Sub-Committee of Heritage Markham.

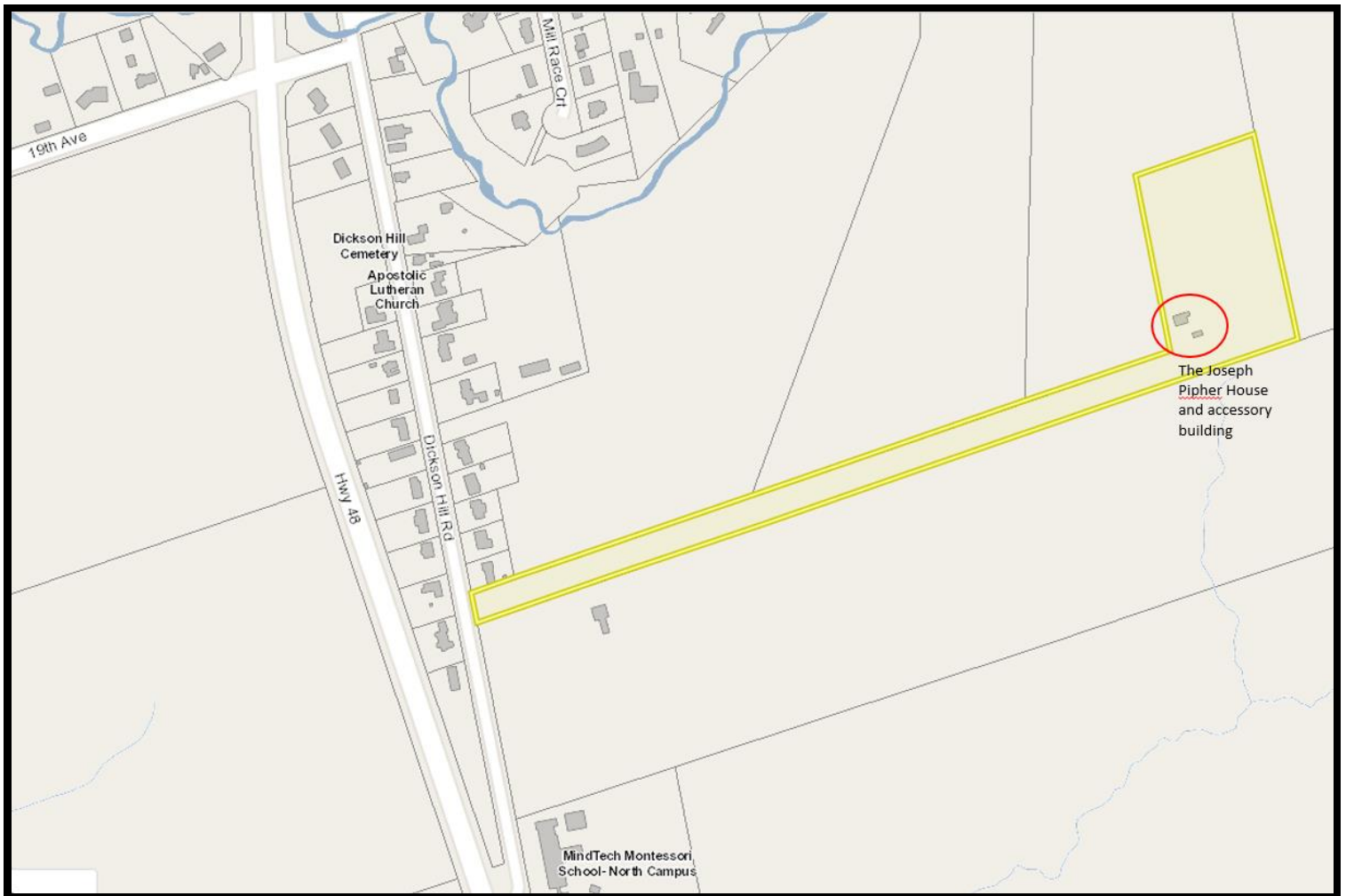
Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the classification of the historic buildings at 33 Dickson Hill Road as evaluated by the Building Evaluation Sub-Committee of Heritage Markham, in support of the proposed designation of the property.

File: 33 Dickson Hill Road, Dickson Hill

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33 Dickson Hill Road, Markham



33 Dickson Hill Road, Markham, The Joseph Pipher House and Accesosory Building





MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: March 11, 2020

SUBJECT: Variance Application
2 Alexander Hunter Place, Markham Heritage Estates
SC 17 167062

Property/Building Description: James Brander House, c.1874, a two storey red brick farmhouse in the Italianate style.

Use: Vacant residential

Heritage Status: Designated under Part IV of the Ontario Heritage Act when still on its original site at 31 Helen Avenue in Unionville.

Application/Proposal

- The applicant is seeking support from the Committee to widen the addition to the heritage house by 2 ft. which was approved by the City in 2019, in order to make the addition more accessible for a family member with special needs;
- No changes are proposed for the North or East elevations.

Background

- The applicant obtained approval for the previous design of the addition from the City in April of 2019 and a building permit in June of 2019, but the building has been sitting vacant and deteriorating since it was moved to Heritage Estates in 2015;
- Since that time, a change in who will be occupying the house in the future has created the need to revise the previously approved design of the addition to accommodate certain accessibility features;

Staff Comment

- Staff has reviewed the proposed changes and has no objection to the owner's request to widen the proposed rear addition to accommodate internal changes to make it more accessible, but recommends the following based on the revised drawings provided;

- That the relationship between the house and grade in the drawings originally approved be maintained so that there is no requirement to provide veranda railings in compliance with the Ontario Building Code;
- That the basement windows be revised to historically authentic three paned windows;
- That the entrance off the side veranda be revised to a door with a transom only and not the entrance illustrated with a single sidelight;
- That the French door illustrated on the rear addition be revised to a more historically authentic door to the satisfaction of Heritage Section staff;
- That the decorative details of the veranda be identical to the front and side veranda details of the house located at 141 Main Street Unionville which is closely related in its architectural style.
- At this point Heritage Staff is unsure if the proposed widening of the addition will require the need for a variance to the By-law. Staff would have no objection to a variance to permit the widening of the addition, as the proposed change would not negatively affect the heritage attributes of the heritage house or the historic character of Markham Heritage Estates;
- Staff also has no objection to the change in exterior siding proposed for the rear addition.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham would have no objection from a heritage perspective to a site plan application to widen the proposed rear addition by 2 feet, as shown in the drawing date stamped March 4, 2020 provided that the following revisions are made to the drawings:

- That the relationship between the house and grade in the drawings originally approved be maintained so that there is no requirement to provide veranda railings in compliance with the Ontario Building Code;
- That the basement windows be revised to historically authentic three paned windows;
- That the entrance off the side veranda be revised to a door with a transom only and not the entrance illustrated with a single sidelight;
- That the French door illustrated on the rear addition be revised to a more historically authentic door to the satisfaction of Heritage Section staff;
- That the decorative details of the veranda be identical to the front and side veranda details of the house located at 141 Main Street Unionville which is closely related in its architectural style.

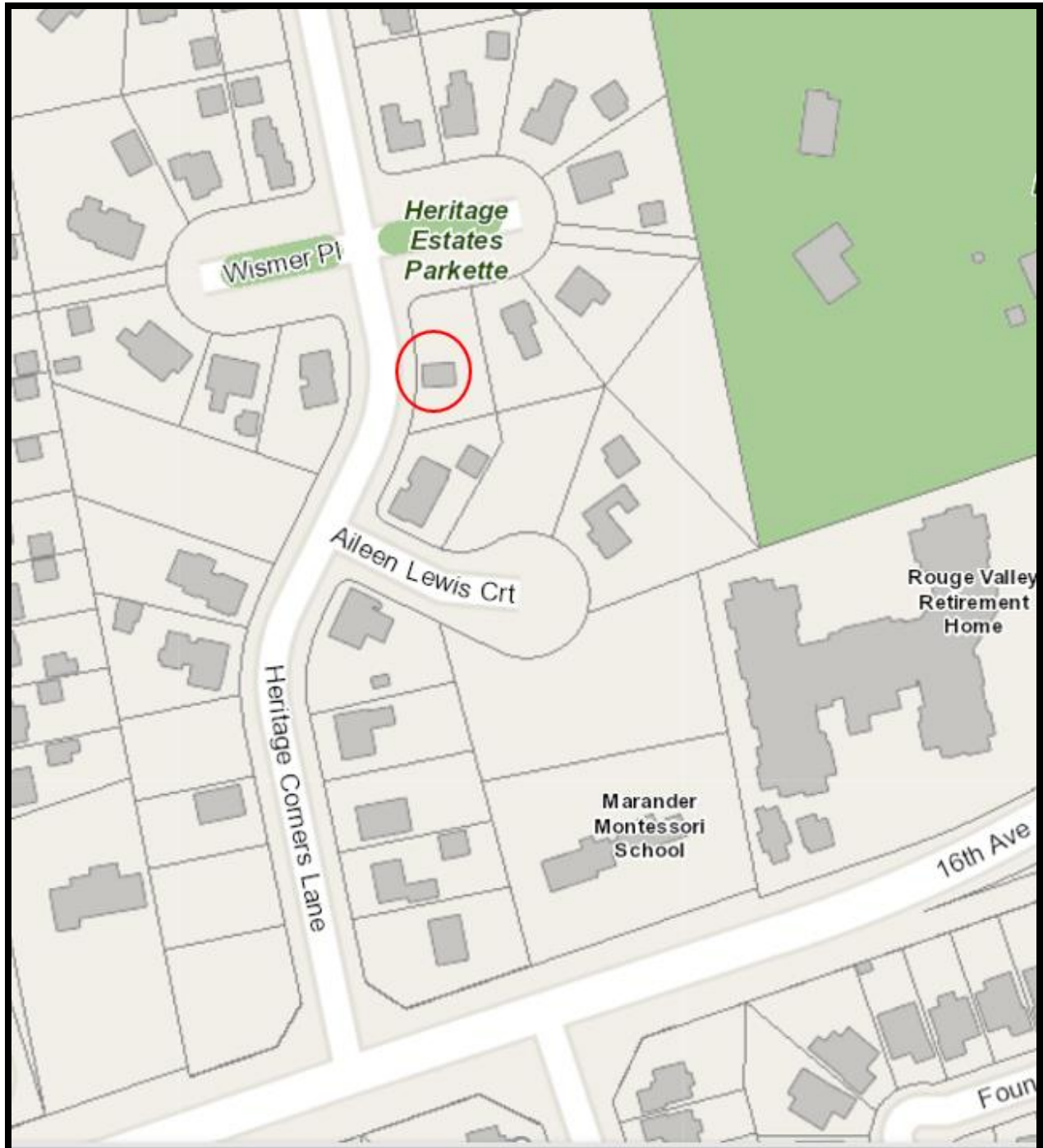
THAT Heritage Markham has no objection to any variance to the By-law required to permit the proposed 2 ft. widening of the addition as illustrated in the drawing date stamped March 4, 2020;

THAT final review of any development application in order to approve the revised addition as illustrated in the drawings date stamped March 4, 2020 be delegated to the City, (Heritage Section) staff;

THAT the applicant enter into a Site Plan agreement containing the standard conditions regarding materials, colours, windows etc.

File: 2 Alexander Hunter Place

2 Alexander Hunter Place, Markham Heritage Estates

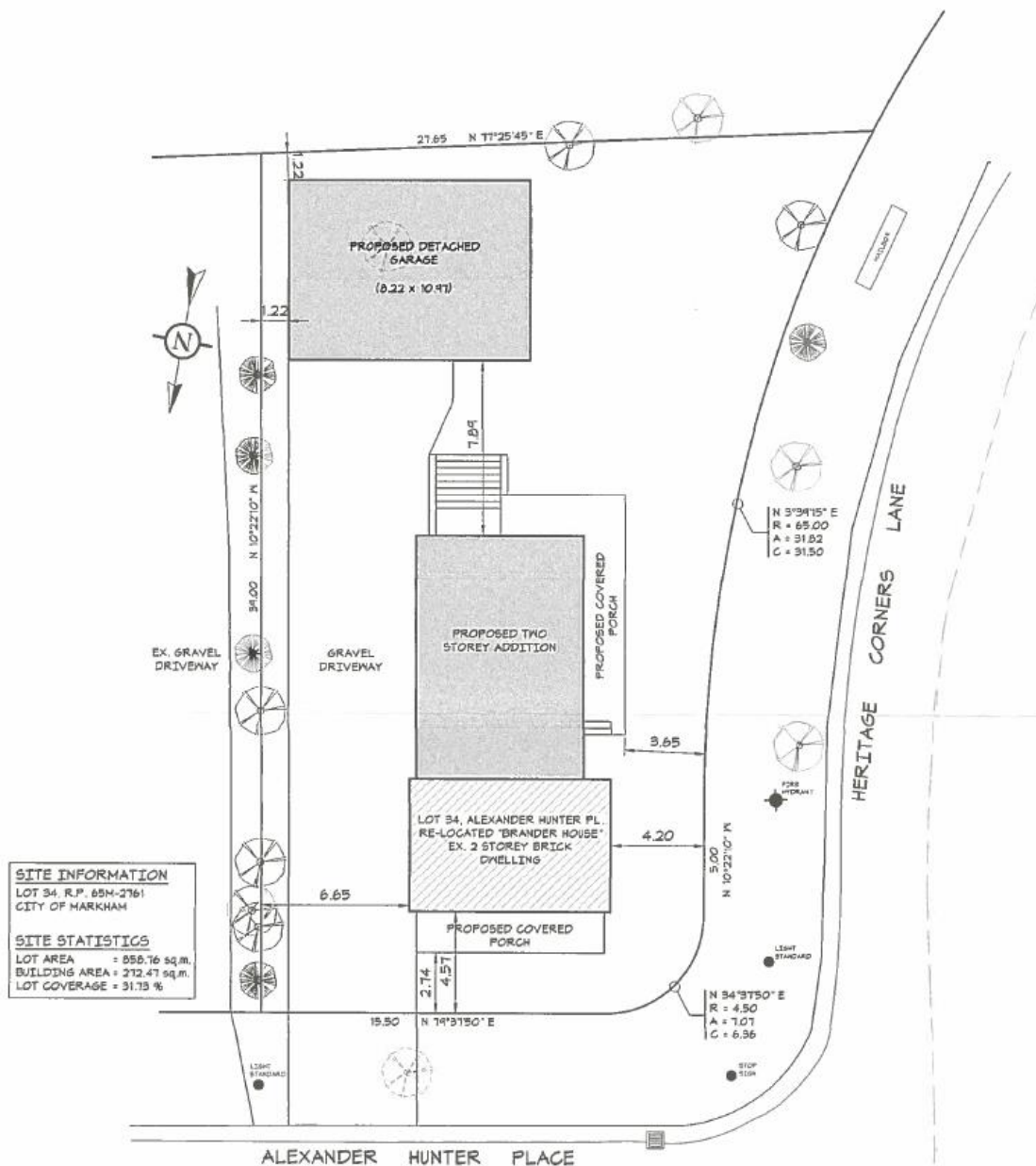


2 Alexander Hunter Place, Markham Heritage Estates



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Site Plan as approved by the City in 2019



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

Memorandum dated: Oct. 4, 2019

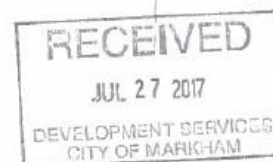
Date: Oct 10, 2018

Signature: [Signature]
 Senior Development Manager

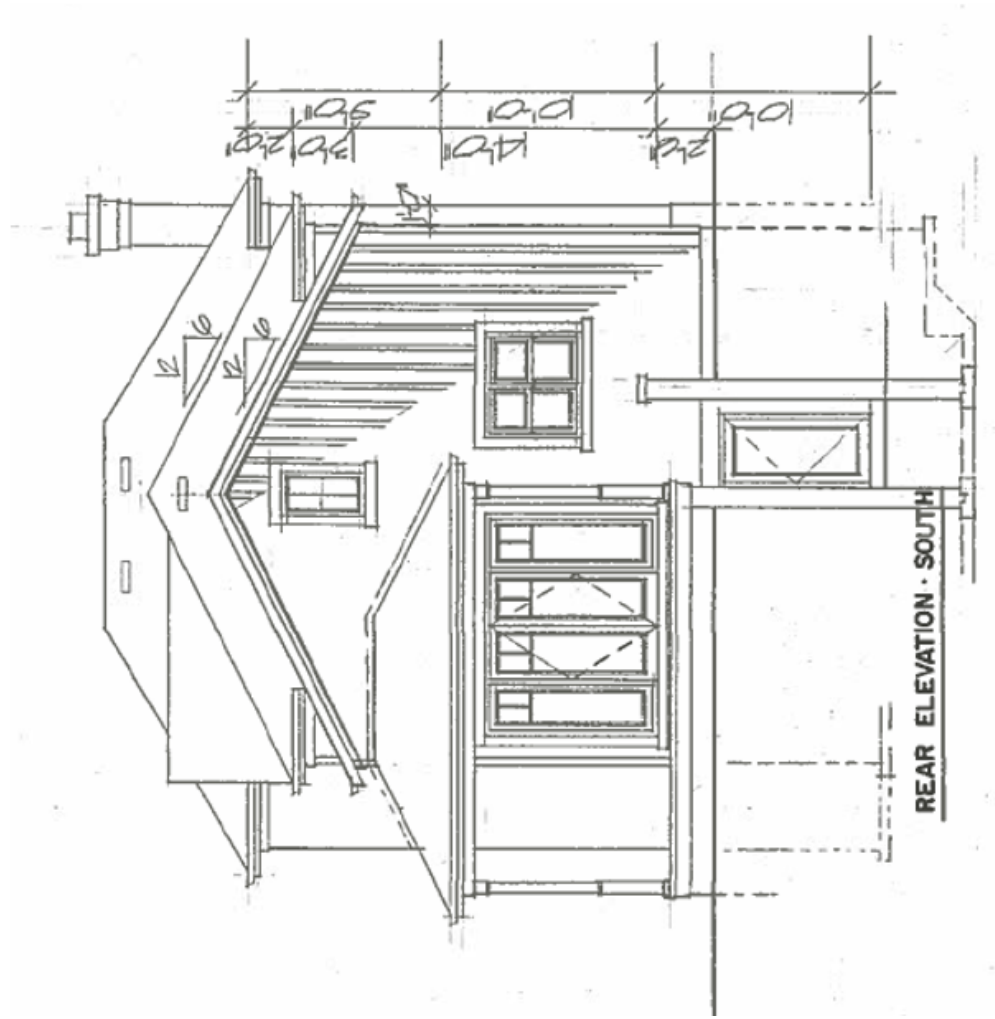
Plans approved in accordance with site plan agreement dated: April 25, 2019

Date: April 30, 2019

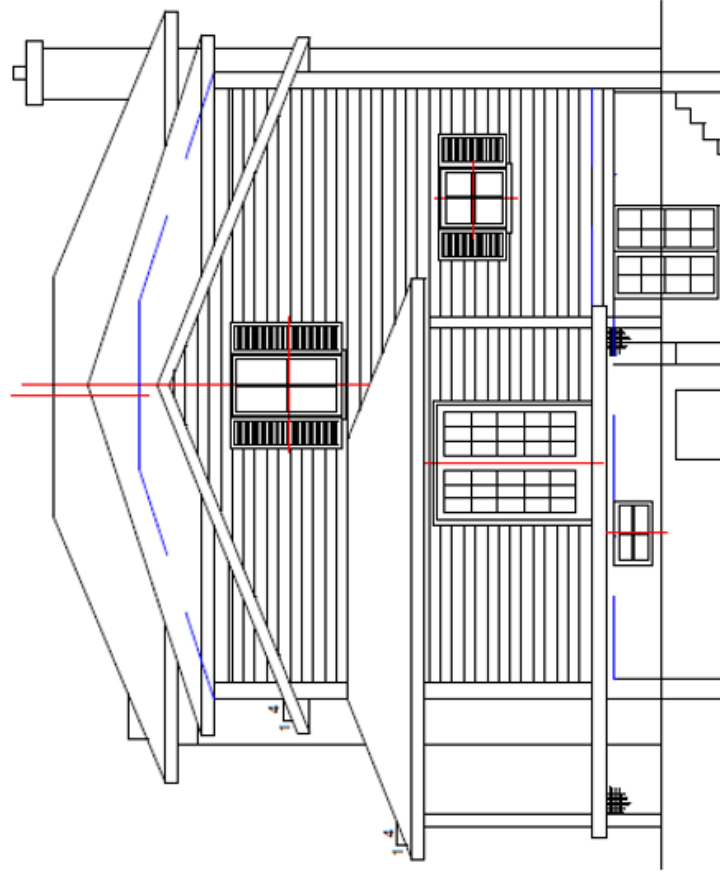
Signature: [Signature]
 Director of Planning and Urban Design

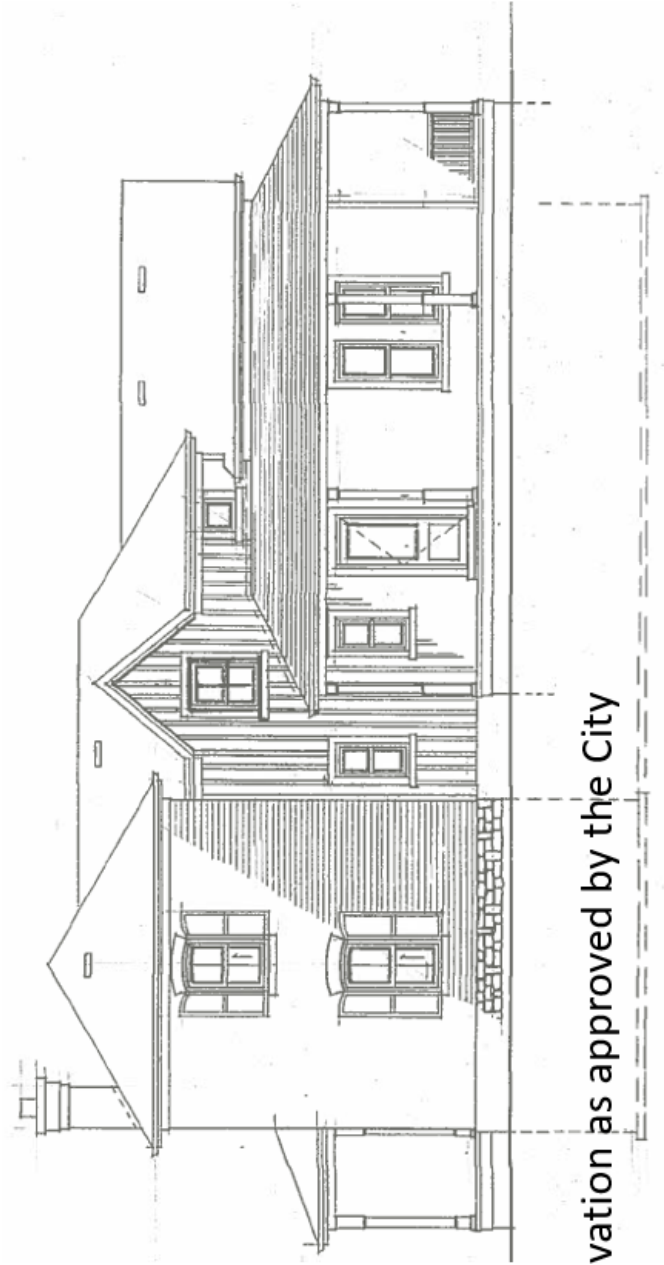


South Elevation of Addition
as approved by City



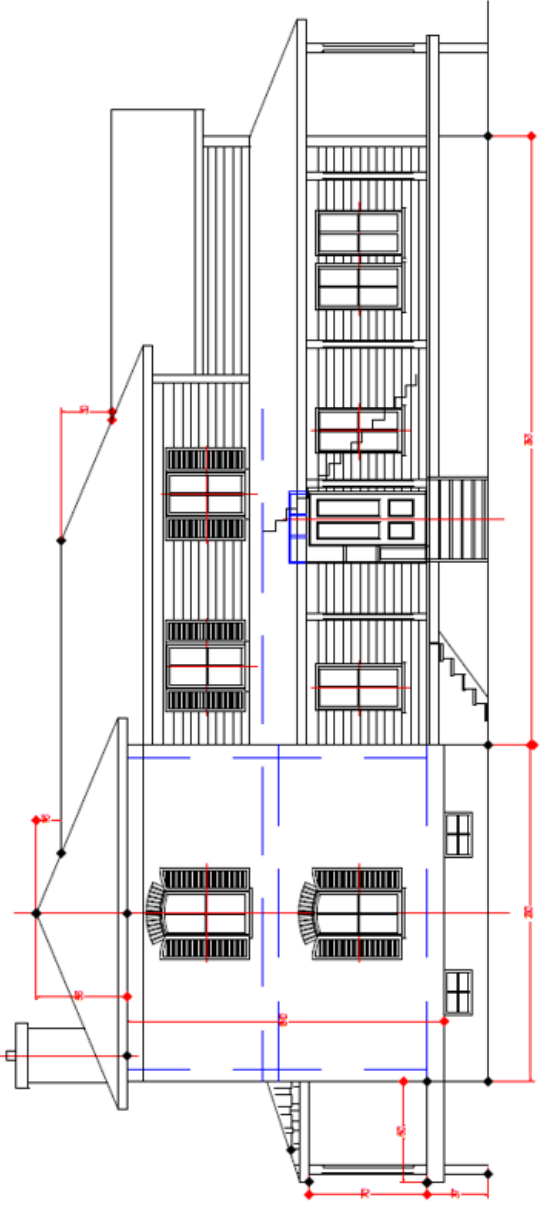
South Elevation of Addition 2 ft.
wider as proposed by owner
March 4, 2020





West Elevation as approved by the City

West Elevation as proposed by the owner March 4, 2020





MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: March 11, 2020

SUBJECT: Heritage Education

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

Background:

- Heritage Day in Ontario was Monday, Feb 17th
- Heritage Advocacy Day took place on Wednesday, February 19th at the Ontario Legislature in Toronto.
- The Architectural Conservancy of Ontario (ACO) met with members of the provincial parliament throughout the day, followed by a reception.
- ACO's message this year for representatives at Queen's Park was 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.

File: Q:\Development\Heritage\SUBJECT\Heritage Week\2020\HM March 11 2020 ACO presentation.doc