



# Heritage Markham Committee Agenda

July 8, 2020, 7:00 PM

Electronic Meeting

The Sixth 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 July 8, 2020 Heritage Markham Committee agenda be approved.

#### 3.2 MINUTES OF THE JUNE 10, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

6

See attached material.

#### Recommendation:

That the minutes of the Heritage Markham Committee meeting held on June 10, 2020 be received and adopted.

### 4. PART TWO - DEPUTATIONS

#### 4.1 REQUEST FOR FEEDBACK

18

33 DICKSON HILL ROAD – PROPOSED DESIGNATION  
UPDATE ON THE INTENTION TO DESIGNATE A PROPERTY UNDER  
PART IV OF THE ONTARIO HERITAGE ACT, JOSEPH & LEAH PIPHER  
FARMHOUSE AND SMOKEHOUSE (16.11)

#### Extracts:

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

See attached staff memorandum and material.

Mr. Adam Marmo (or representative) will be in attendance at 7:15 p.m.

Recommendation:

That Heritage Markham continues to support the Intention to Designate the Joseph and Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road, including the identification of the original windows, shutters, front entry and former smokehouse building as significant heritage attributes to be conserved.

Or

That Heritage Markham continues to support the Intention to Designate the Joseph and Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road, subject to the following modifications to the list of exterior, character-defining elements that embody the cultural heritage value of the property:

- xx

## 4.2 HERITAGE PERMIT APPLICATION

52

**6041 HIGHWAY 7 EAST, MARKHAM VILLAGE HERITAGE  
CONSERVATION DISTRICT  
MARKHAM VILLAGE COMMUNITY CENTRE – REPLACEMENT OF  
NON-COMPLIANT ELECTRONIC MESSAGE BOARD (16.11)  
FILE NUMBER: HE 20 118874**

Extracts:

R. Hutcheson, Manager of Heritage Planning  
M. Creighton, Director, Recreation Services  
L. deHaas, Supervisor, Community Facility

See attached staff memorandum and material.

Mr. Lorne deHaas will be in attendance at 7:45 p.m.

Recommendation:

1. That Heritage Markham Committee recommends that the City should lead by example and comply with the Sign By-law and the Markham Village Heritage Conservation District Plan policies both of which prohibit the use of electronic message boards in heritage conservation districts; and,
2. That the Recreation Department investigate other approaches to having changeable messages as part of its signage.

## 5. PART THREE - CONSENT

### 5.1 BUILDING OR SIGN PERMIT APPLICATIONS

56

9350 MARKHAM ROAD, MARKHAM MUSEUM  
6088 HIGHWAY 7 EAST, MARKHAM VILLAGE HERITAGE  
CONSERVATION DISTRICT

**DELEGATED APPROVALS: BUILDING (16.11)**

FILE NUMBERS:

- 20 107244 AL
- 20 112079 AL

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

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

### 5.2 HERITAGE PERMIT APPLICATIONS

57

25 COLBORNE STREET, THORNHILL HCD  
115 MAIN STREET, UNIONVILLE HCD  
17 EUCLID STREET, UNIONVILLE HCD  
147 A MAIN STREET, UNIONVILLE HCD  
19 PETER STREET, MARKHAM VILLAGE HCD  
180 MAIN STREET NORTH, MARKHAM VILLAGE HCD  
276 MAIN STREET NORTH, MARKHAM VILLAGE HCD  
16 MAPLE STREET, MARKHAM VILLAGE HCD  
143 CASTLEVIEW CRESCENT, INDIVIDUALLY DESIGNATED  
22 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES  
7181 REESOR ROAD, INDIVIDUALLY DESIGNATED  
**DELEGATED APPROVALS: HERITAGE (16.11)**

FILE NUMBERS:

- HE 20 118438
- HE 20 117231
- HE 20 118704
- HE 20 118714
- HE 20 118158
- HE 20 118319
- HE 20 118707
- HE 20 117240
- HE 20 118156
- HE 20 118904
- HE 20 118689

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.

## **6. PART FOUR - REGULAR**

### **6.1 INFORMATION**

59

#### **FIRE AT 32 COLBORNE STREET**

#### **THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

That Heritage Markham receive as information.

### **6.2 CITY OF MARKHAM TEMPORARY COMMERCIAL PATIO EXPANSION PROGRAM - COVID-19 (16.11)**

61

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

That Heritage Markham Committee receive as information the information on the temporary commercial patio program (July – December 2020).

### **6.3 THREATENED AND VACANT BUILDING SUB-COMMITTEE - SCHEDULING OF MEETINGS (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the staff update be received as information.

## **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 (2019)
- g) New Secondary Plan for Markham Village (2019)
- h) Comprehensive Zoning By-law Project (2019) – Review of Development Standards – Heritage Districts

**8. PART SIX - NEW BUSINESS**

**9. ADJOURNMENT**



## Heritage Markham Committee Minutes

**Meeting Number: 5**  
**June 10, 2020, 7:00 PM**  
**Electronic Meeting**

Members	Councillor Keith Irish Councillor Karen Rea Councillor Reid McAlpine Graham Dewar David Nesbitt Paul Tiefenbach	Evelin Ellison Ken Davis Doug Denby Shan Goel Anthony Farr
Regrets	Jason McCauley	Scott Chapman, Election & Committee Coordinator
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner	George Duncan, Senior Heritage Planner

---

### 1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:12 PM by asking for any disclosures of interest with respect to items on the agenda. The Director of Planning and Urban Design was welcomed to the meeting.

### 2. DISCLOSURE OF PECUNIARY INTEREST

None.

### 3. PART ONE - ADMINISTRATION

#### 3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

None.

A. New Business from Committee Members

Evelin Ellison requested that two vacant properties on Bayview Avenue just north of John Street be discussed under New Business.

Recommendation:

That the June 10, 2020 Heritage Markham Committee agenda, as amended be approved.

**Carried**

**3.2 MINUTES OF THE MAY 13, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)**

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on May 13, 2020 be received and adopted.

**Carried**

**4. PART TWO - DEPUTATIONS**

There were no deputations.

**5. PART THREE - CONSENT**

**5.1 HERITAGE PERMIT APPLICATIONS**

**22 COLBORNE STREET THORNHILL HCD**

**141 MAIN STREET UNIONVILLE HCD**

**12 WISMER PLACE MARKHAM HERITAGE ESTATES**

**DELEGATED APPROVALS: HERITAGE (16.11)**

FILE NUMBERS:

- HE 20 111876
- HE 20 111502
- HE 20 110835

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 OR SIGN PERMIT APPLICATIONS**

**7681 YONGE STREET THORNHILL HCD**

**11 PRINCESS STREET MARKHAM VILLAGE HCD**

**40 ALBERT STREET MARKHAM VILLAGE HCD**

**26 MARKHAM STREET MARKHAM VILLAGE HCD**

**DELEGATED APPROVALS: BUILDING (16.11)**

FILE NUMBERS:

- 20 109123 AL
- 19 138593 HP
- 20 111437 HP
- 20 111853 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

**Carried**

## **5.3 EVENTS**

**DOORS OPEN MARKHAM 2020 EVENT (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham receive this item as information.

**Carried**

## **5.4 DEMOLITION PERMIT APPLICATION**

**31 WALES AVENUE, MARKHAM VILLAGE HERITAGE  
CONSERVATION DISTRICT**

**UPDATE: DEMOLITION OF ACCESSORY BUILDING (16.11)**

FILE NUMBER: 20 112282 DP

Extracts: R. Hutcheson, Manager of Heritage Planning



Moved by David Nesbitt  
 Seconded by Paul Tiefenbach

Recommendation:

That Heritage Markham receive this item as information.

**Carried**

## **6. PART FOUR - REGULAR**

### **6.1 HERITAGE PERMIT APPLICATION**

**156 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION  
 DISTRICT  
 RESTORATION OF LEADED GLASS TRANSOM WINDOWS (16.11)  
 FILE NUMBER: HE 20 115154**

Extracts: R. Hutcheson, Manager of Heritage Planning

George Duncan, Senior Heritage Planner advised that in the fall of 2019 Heritage Staff became aware that the leaded glass transom windows of 156 Main Street Unionville, a Class A commercial heritage building had been replaced without the City's permission. After contacting the property owner requesting that the new window be removed and replaced with leaded glass transform windows, the property owner advised that the windows were replaced due to some of the windows being broken in a windstorm. The property owner has now submitted Heritage Permit Application for the restoration of the windows.

In response to a Committee inquiry regarding if the applicant would be eligible for a Heritage Grant to help cover the cost, staff advised that Heritage Grants are prohibited to be provided to undo work that was done illegally on a heritage property.

Recommendation:

That Heritage Markham receive the memorandum on 156 Main Street, Unionville as information.

**Carried**

### **6.2 SITE PLAN CONTROL APPLICATION**

**45 PETER STREET, MARKHAM VILLAGE HERITAGE  
 CONSERVATION DISTRICT  
 PROPOSED ADDITION TO AN EXISTING HERITAGE DWELLING**

**(16.11)**

FILE NUMBER: SPC 20 113739

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Workral, Senior Heritage Planner provided an overview of the Site Plan Application for 45 Peter Street, located in the Markham Village Heritage Conservation District in support of a garage addition to the north and additional living space addition to the east of the existing dwelling.

Committee inquired about the the potential for further expansion of the dwelling.

Staff advised that the Committee should make a decision on the Application being presented without consideration of possible future plans for the property.

Recommendation:

That Heritage Markham has no objection to the proposed additions to the existing dwelling at 45 Peter St. dated April 29, 2020 from a heritage perspective and delegates final review of the application to Heritage Section staff, provided that large oak tree on the north property line can be adequately protected and preserved.

**Carried**

### **6.3 SITE PLAN CONTROL APPLICATION**

#### **19 PETER STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT**

#### **PROPOSED 2-CAR GARAGE/ACCESSORY BUILDING (16.11)**

FILE NUMBER: SPC 20 113665

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Workal, Senior Heritage Planner provided and overview of the Site Plan Control Application for 19 Peter Street, located in Markham Village Heritage District. The application submitted is to obtain approval to construct a one storey detached, 2-car garage/accessory building fronting Spingdale Avenue.

Committee inquired what happens to the mature maple tree located on the property if it cannot be saved.

Staff advised that the impact to the maple tree will be considered by the City's Urban Design staff and that the Applicant may be requested to plant replacement trees on their property or provide compensation for the tree if it cannot be retained.

Committee requested that a certified arborist confirm that the construction of the one storey detached two car garage will not harm the mature maple tree located on the property, and that this be added to the first clause of the resolution.

Recommendation:

1. That Heritage Markham has no objection to the proposed garage at 19 Peter Street from a heritage perspective subject to confirmation by a certified arborist that the mature maple tree will not be negatively impacted by the location and construction of the proposed garage; and,
2. That final review of the site plan application be delegated to Heritage Section staff.

**Carried**

#### **6.4 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION**

##### **31 WALES AVENUE, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT**

##### **ACCESSORY BUILDING WITH ACCESSORY DWELLING UNIT (16.11)**

FILE NUMBER: A/064/20

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

J. Leung, Secretary, Committee of Adjustment

George Duncan, Senior Heritage Planner advised that a Minor Variance Application for the Accessory Building with Accessory Dwelling Unit, has been submitted to the Committee of Adjustment for 31 Wales Avenue Street, located in the Markham Village Heritage Conservation District. The Minor Variance Application is to: 1) increase the maximum building height from 3.65 m to to 6.85; 2) to permit an accessory dwelling unit; and 3) to permit a dwelling unit in an accessory building.

It is anticipated that the Site Plan Application for this item will be submitted to the Heritage Markham Committee after the Minor Variance Application is considered by the Committee of Adjustment.

Committee members provided the following comments:

- Suggested that demolition permits should not be approved without seeing the Site Plan;
- Suggested that second suites be addressed through the Comprehensive By-Law Review;

Staff advised that the Province has legislated municipalities to permit second suites, but that Council has not approved them at this time, and requires applicants to seek approval through the Committee of Adjustment. However, Council has been supportive of purpose built second suites.

The Director of Planning agreed to inquire if second suites will be re-addressed under the Comprehensive By-Law review. It was noted that Council can also re-open the discussion on second suites by passing a resolution directing staff to re-address the matter.

Recommendation:

That Heritage Markham has no objection to the requested variances (Application No. A/064/20) relating to the future construction and use of a new accessory building at 31 Wales Avenue.

**Carried**

## **6.5 DEMOLITION PERMIT APPLICATION**

### **10536 MCCOWAN ROAD, CASHEL COMMUNITY**

#### **UPDATE: SUMMERFELDT-STICKLEY HOUSE (16.11)**

FILE NUMBER: 20 110958 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

George Duncan, Senior Planner advised that when the demolition of the Summerfeldt-Stickley house was brought forward to the Development Services Committee on May 25, 2020 for its consideration, staff were asked to identify the vacant heritage buildings within Markham, and report back on a strategy that will help prevent heritage properties from being demolished as a result of neglect. The demolition request then proceeded to Council on May 26, 2020, where it was approved based on the condition of the home and the unlikeliness that it could be repaired.

In response to Council's request at the May 25, 2020 Development Services Committee Meeting, Staff would like to work with the Heritage Markham Committee to review the list of vacant heritage properties and come up with a strategy to help protect the properties. Staff started by updating the list, and found

that there are 66 vacant heritage buildings in Markham. The number of properties on the list has increased by five from last year.

It was noted that in 2016, the Committee reviewed the list of vacant heritage properties in Markham and developed a strategy. At the time, it was decided that By-law Enforcement would focus on the top 10 priority vacant heritage properties.

It was suggested that the City needs to be more proactive in designating heritage properties. Currently, the City is reactive in its designation of heritage properties and is usually a condition of major development approval or due to a threat against the building. Staff plan to also advise Council on the designation of heritage properties. It was also noted that a study is currently underway on how to address the heritage properties in employment areas.

The Committee was fully supportive of this initiative and discussed ways of evaluating and prioritizing the condition of the vacant heritage properties. Some of its ideas included:

- Distinguishing between unoccupied and abandoned heritage properties;
- Grouping by the heritage categorization;
- Grouping by the condition of the property.

Committee inquired what the City's role is in protecting heritage properties located in the Rouge National Park. Staff advised that these heritage properties fall under the jurisdiction of federal law and that the City can only make recommendations regarding these properties to the Federal Government.

Committee expressed concern about the following properties:

- 141 Main Street Unionville – property appears to be vacant and is possibly being neglected;
- 147 Main Street Unionville – it appears that the tree on the property is destroying the foundation of the property.

Staff agreed to investigate the Committee's concerns regarding these properties, and advised that the issues could possibly be resolved through the City's Property Standards By-Law.

The following Members of the Heritage Markham Committee joined the Sub-Committee to review the list of 66 vacant heritage properties in Markham and help develop a strategy:

Councillor Reid Mc-Alpine  
Councillor Karen Rea

Ken Davis  
 Shane Goel  
 Doug Denby  
 David Nesbitt  
 Graham Dewar  
 Paul Tiefenbach

Evelin Ellison advised that she would be available to attend Sub-Committee meetings as required.

Recommendation:

That Heritage Markham form a sub-committee as a discussion group to develop recommended strategies for dealing with vacant heritage buildings and for addressing the current designation strategy.

**Carried**

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

### **7.1 UPDATE**

#### **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 advised that the Main Street Unionville Commercial Core Streetscape Master Plan 2020 will now be brought forward to the Development Services Committee for consideration in the fall. The Master Plan was originally scheduled to be brought forward to Development Services Committee this spring, but has been postponed due to Covid-19.

Councillor Karen Rea requested that Council be provided with the total ongoing maintenance cost of the proposed streetscape when it is brought forward to the Development Services Committee this fall.

Staff advised that this is being reflected in the staff report.

Recommendation:

That Heritage Markham Committee receive as information the update on the status of the Main Street Unionville Commercial Core Streetscape Master Plan 2020 – Final Draft Study Report.

**Carried****7.2 INFORMATION****ONTARIO HERITAGE CONFERENCE 2020 – UPDATE (16.11)**Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning advised that due to Covid-19 the City will no longer be hosting the 2020 Ontario Heritage Conference. Originally the date of the conference was moved from May 28 – 30, 2020, to October 22-24, 2020. However, since this decision was made, the 2020 Ontario Heritage Conference Local Organizing Committee has recommended that Markham cancel the conference and re-apply to hold the conference in 2023 or in the future.

Staff recognized the Committee's hard work that went into the planning of the 2020 Ontario Heritage Conference and acknowledged that this is disappointing news.

Recommendation:

1. That Heritage Markham Committee receive for information the update on the 2020 Ontario Heritage Conference; and,
2. That Heritage Markham Committee supports a Markham bid to host the conference in the future.

**Carried****7.3 REQUEST FOR FEEDBACK****DRAFT HERITAGE MARKHAM TERMS OF REFERENCE AND BY-LAW (16.11)**Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, presented the draft Heritage Markham Terms of Reference which staff had been directed by Council to develop.

Committee provided the following feedback on the draft Terms of Reference:

1. Mandate of Heritage Markham

- Suggested that natural landscaping be included under the mandate;

- Noted that natural landscaping is covered under the Heritage Conservation Guidelines, which is referenced under 1.1.5;
- Staff agreed to consider including natural landscaping in the Terms of Reference;

### 1.3 Non-Statutory Role

- Add a bullet under k) Education, Promotion and Commemoration, as follows:
  - Encourage salvage, reuse, or repurposing material that cannot be incorporated into the cultural heritage resource.

### 2.4 Chair/Vice-Chair

- Correct the spelling of Vice-Chair in 2.4.5 (the “e” in Vice is missing);
- Correct the numbering – the last bullet should read 2.4.6 instead of 2.4.5.
- Add after the Chair “or his designate” in 2.4.6.

### 3.1 Meetings

- Add the word “generally” before the word meet in 3.1.1.

### 3.2 Sub-Committee

- Add a clause to this section on how Sub-Committees make decisions, suggesting that decisions can be made by voting on the item or by consensus;

### 3.7 Conflict of Interest

- The Committee discussed the reasons for and against allowing Committee Members to represent their clients at Heritage Markham Committee meetings;
- The Committee requested that the approval of this section be deferred to a future meeting;
- Staff were asked to obtain advice from the City Solicitor on whether a Committee Member could be prohibited from representing their client at Heritage Markham Committee meetings without being challenged under any other legislation.

A Committee Member suggested that this item is not urgent in nature and should not be discussed until the Committee starts to meet in person again at Civic Centre. Staff will seek advice from the Clerk’s Office on this matter.



Recommendation:

That Heritage Markham Committee supports the proposed Heritage Markham Terms of Reference and By-Law (June 20, 2020 draft) as amended, and excluding section 3.7 Conflict of Interest (which is deferred for further consultation).

**Carried**

Recommendation:

That Heritage Markham Committee recommend to Council that the Appointment Committee for Heritage Markham Committee appointments be comprised of the Mayor and Regional Councillor, a minimum of one Heritage Markham Councillor, and a Heritage Planner.

**Carried**

Recommendation:

That the Heritage Markham Committee recommends that the discussion on the draft Heritage Markham Committee Terms of Reference -Section 3.7 Conflict of Interest be deferred to a suitable time.

**Carried**

**8. PART SIX - NEW BUSINESS**

Evelin Ellison advised that 7716 and 7750 Bayview Avenue appear to be vacant.

Staff agreed to look into this matter, noting that the City's By-Law Enforcement would only get involved if there is a property standards issue.

It was noted that these properties are part of the Shouldice Hospital complex. Staff were requested to give an update on the status of Shouldice Hospital at the next meeting.

**9. ADJOURNMENT**

The Heritage Markham Committee adjourned at 10:26 PM.



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Regan Hutcheson, Manager-Heritage Planning

**DATE:** July 8, 2020

**SUBJECT:** Intention to Designate a Property under Part IV of the Ontario Heritage Act  
Joseph & Leah Pipher Farmhouse and Smokehouse  
33 Dickson Hill Road

---

### 33 Dickson Hill Road

**Property/Building Description:** Two storey stone farmhouse constructed in 1861

**Use:** Vacant

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

### Application/Proposal

- The property at 33 Dickson Hill Road has recently been purchased by a new owner who took possession of the property on May 20<sup>th</sup> and plans to renovate the house and construct a new addition to make it their family home;
- Heritage Staff and Heritage Markham have recommended that the property be designated under Part IV of the Ontario Heritage Act, to acknowledge the property's significant cultural heritage significance, to help ensure the preservation of significant architectural heritage attributes as well as compatible future alterations.
- The matter was deferred by Markham Council to allow it to return to the Heritage Markham Committee on July 8<sup>th</sup> and then Council on July 14<sup>th</sup>.

### Background

- The property at 33 Dickson Hill Rd had been vacant and neglected for several years prior to the house being listed for sale in 2019;
- In the autumns of 2019, a person intending to purchase the property requested feedback from Heritage Staff and Heritage Markham regarding a proposal to relocate a vacant heritage schoolhouse to the property to be restored as a Montessori school;

- In November of 2019 Heritage Staff and Heritage Markham recommended that the property be designated under Part IV of the Ontario Heritage Act to both recognize the heritage significance of the property and to better regulate proposed changes to the property prior to any work commencing on the property;
- In January of 2020, Heritage staff learned that the real estate deal had fallen through and that the property would be relisted for sale;
- On March 3rd 2020, Heritage Staff met with a new prospective owner of the property who had made an offer to purchase the property with a closing date of May 20, 2020;
- At that meeting, which was primarily regarding zoning issues, Heritage Staff made the new prospective owner aware that it was the intent of Heritage Staff and Heritage Markham to designate the property under Part IV of the Ontario Heritage Act;
- At that meeting, the prospective owner indicated that he had some concerns about how designation of the property would affect plans to rehabilitate the property, because he had intended to replace the historic wooden windows and front entrance feature of the stone house, and he was concerned about the physical condition of the brick smokehouse, its historic location in relation to the main house, and the feasibility of restoring this building and finding a suitable use for it;
- In order to designate the property prior to the new owner taking possession of the property on May 20, 2020, Heritage Staff drafted an Intention to Designate report to Development Services on April 21, 2020;
- At the Development Services Committee Meeting of April 21, 2020 the Committee recommended that the designation of the property be deferred in order to provide time for Heritage Staff to meet with the new owner of the property in an attempt to resolve the new owner's concerns regarding the impact of heritage designation on his future plans for the property;
- Due to the State of Emergency created by the Covid-19 pandemic, Heritage Staff held a virtual meeting with the applicant and his agent on April 24, 2020, to discuss the owners concerns;
- At that meeting Heritage Staff and the new owner did not agree on how to resolve outstanding issues, but the Owner agreed to not remove any heritage features of the property in order to permit a site visit by Heritage Section staff once the owner had taken possession of the property to allow Staff to better assess the condition of heritage attributes that the Owner wished to remove;
- Heritage Staff met on site with the owner on June 11<sup>th</sup> 2020 to inspect the heritage features in question and are of the professional opinion that all of the heritage features that the owner wanted to remove were capable of being restored based on the inspection of the features and past experience on similar buildings (See attached meeting notes of June 11, 2020);
- After consulting with the new owner as directed by Council, Heritage Staff placed the Intention to Designate report on the June 22nd, 2020 Development Services Committee agenda;
- Although the Development Services Committee supported the Staff recommendation to designate the property, on June 23, 2020 Council directed the matter to be deferred until the next meeting of Council on July 14, 2020 in order to obtain the feedback from Heritage Markham on July 8<sup>th</sup> regarding the outstanding issues;

## **Outstanding Issues**

### **Historic Windows**

- At this point in time, the owner has indicated that although he agrees with Heritage staff that the historic wooden windows could be restored, he wishes to replace them with modern replica windows that are more energy efficient and can easily be opened. Heritage staff has indicated that those windows in repairable shape should be retained and restored as these are considered to be rare and significant heritage attributes of the house. One option may be to ensure that at minimum, those windows that can be restored are used on the front elevation of the house (principal facade)

### **Front Entrance Door/Transom/Side Lights**

- The owner has also indicated that he would like to replace the entire front entrance feature with a new one replicating the original as close as possible because he is concerned about the condition, security and energy efficiency of the original and that he plans to raise the level of the floor inside the door which would make the original door opening too short for taller people.
- Heritage Staff are of the opinion that the existing entrance feature is an important character defining attribute of the house and should be retained and restored, but that they could potentially support the replacement of the existing wooden door with a replica wooden door to address the issues of condition and security raised by the owner, but retain the sidelights and transom;

### **Shutters**

- The owner has indicated that he wishes to replace the existing wooden shutters with new wooden replicas fixed to the wall rather than mounted on traditional hardware. Heritage Staff acknowledge that many of the shutters are in poor shape and could support new wooden replica shutters but would prefer them to be mounted on traditional hardware but is not opposed to them being fixed in place;

### **Former Smokehouse**

- The owner has indicated that he is now willing to restore the brick smoke house in its original location which is the preference of staff. If this was not to be pursued, staff had previously indicated that they could support the dismantling and reconstruction of the structure to another part of the property.

### **Addition to the Building**

- The owner has also proposed an addition to the building which will be reviewed by Heritage Markham Committee upon submission of a formal application.

## **Staff Comment**

- Although a site visit to the property by the architectural review sub-committee was suggested to permit members of Heritage Markham Committee to view the condition of the

existing heritage features of the property for themselves, the city of Markham cannot allow this to occur during the current Covid-19 State of Emergency.

- Heritage Section staff has attended the site using proper safety protocols and have taken photographs of the heritage features under discussion. These photos will be shown as part of a Powerpoint presentation at the meeting.
- Heritage Markham should consider if the identified features (windows, shutters, front entry and smokehouse) should remain in the list of “Significant Heritage Attributes to be Conserved” as exterior, character-defining elements that embody the cultural heritage value of the Joseph and Leah Pipher House.

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

THAT Heritage Markham continues to support the Intention to Designate the Joseph and Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road, including the identification of the original windows, shutters, front entry and former smokehouse building as significant heritage attributes to be conserved.

Or

THAT Heritage Markham continues to support the Intention to Designate the Joseph and Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road, subject to the following modifications to the list of exterior, character-defining elements that embody the cultural heritage value of the property:

- xx

File Q:\Development\Heritage\PROPERTY\DCKSNHIL\33\July 8 HM Final.doc

### **Attachments**

- June 22 2020 Development Services Committee Staff Report
- Site Visit Notes (Staff) – June 11, 2020



Report to: Development Services Committee

Meeting Date: June 22, 2020

**SUBJECT:** Intention to Designate a Property under Part IV of the Ontario Heritage Act Joseph & Leah Pipher Farmhouse and Smokehouse 33 Dickson Hill Road

**PREPARED BY:** Peter Wokral, Senior Heritage Planner, ext. 7955

**REVIEWED BY:** Regan Hutcheson, Manager of Heritage Planning ext. 2080

### RECOMMENDATION:

1. That the staff report titled “Intention to Designate a Property under Part IV of the Ontario Heritage Act, Joseph & Lean Pipher Farmhouse and Smokehouse, 33 Dickson Hill Road”, dated June 22, 2020, be received;
2. That as recommended by Heritage Markham, the Joseph & Leah Pipher Farmhouse and Smokehouse-33 Dickson Hill Road be approved for designation under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest;
3. That the recommended approach to address concerns identified by the owner in Appendix ‘B’ of this report be endorsed by Markham Council;
4. That the Clerk’s Department be authorized to publish and serve Council’s Notice of Intention to Designate as per the requirements of the Ontario Heritage Act;
5. That if there are no objections to the designation in accordance with the provisions of the Ontario Heritage Act, the Clerk be authorized to place a designation by-law before Council for adoption;
6. That if there are any objections in accordance with the provisions of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Ontario Conservation Review Board;
7. That if the designation is referred to the Conservation Review Board, Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Board in support of Council’s decision to designate the property; and
8. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

### PURPOSE:

The purpose of this report is to recommend to Council that the “Joseph and Leah Pipher Farmhouse and Smokehouse” be designated under Part IV of the Ontario Heritage Act.

---

**BACKGROUND:****The property is listed on the Markham Register**

The subject buildings are located at 33 Dickson Hill Road. The property is included in the Markham Register of Property of Cultural Heritage Value or Interest. The Register is the City's inventory of non-designated properties identified as having cultural heritage value or interest, Part IV properties (individual designations) and Part V properties (district designation).

**The Joseph and Leah Pipher Farmhouse is a fine example of mid-19<sup>th</sup> century local field stone classical revival farmhouse constructed for a prosperous farming family**

The Joseph and Leah Pipher Farmhouse is undoubtedly Markham's finest remaining field stone building. It is remarkable for being a full two stories in height, and for the quality of stonework. The house retains almost all of its original exterior and interior features and is a testament to the industry and prosperity of the Pipher family (see Figure 3- Photographs of the Joseph and Leah Pipher farmhouse).

**The smokehouse is an excellent example of a mid-19<sup>th</sup> century specialized accessory farm building**

Based on an archival picture, the smokehouse/summer kitchen located in front and to the side of the main house, was just one of a large complex of buildings that made up the Pipher farm (See Figure 5 – Archival Photograph of the Pipher farmstead). This substantial local clay brick building is a rare surviving example of a specialized farm building that retains most of its original features (See Figure 4 – Photograph of the Joseph and Lean Pipher Smokehouse).

**The buildings were evaluated using the City's heritage evaluation system**

The building was evaluated by Heritage Markham and staff using the City's Heritage Building Evaluation System. The Joseph and Leah Pipher House and Smokehouse were evaluated as Group 1 Heritage Buildings. Group 1 buildings are those buildings of major significance and importance to the City and worthy of designation under the Ontario Heritage Act.

**The buildings have been assessed using the Ministry of Culture's Designation Criteria**

The Government of Ontario on January 25, 2006 passed a regulation (O.Reg. 9/16) which prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. Municipal councils are permitted to designate a property to be of cultural heritage value or interest if the property meets the prescribed criteria.

The purpose of the regulation is to provide an objective base for the determination and evaluation of resources of cultural heritage value. The prescribed criteria help ensure the effective, comprehensive and consistent determination of value or interest by all Ontario municipalities. The criteria are essentially a test against which properties can be judged; the stronger the characteristics of the property compared to the standard, the greater the property's cultural heritage value. The property may be designated if it meets one or more of the following criteria.

- The property has design value or physical value because it:

- Is a rare, unique, representative or early example of a style, type expression, material or construction method,
- Displays a high degree of craftsmanship or artistic merit,
- Demonstrates a high degree of technical or scientific achievement.
- The property has historical value or associative value because it:
  - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
  - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community
- The property has contextual value because it:
  - Is important in defining , maintaining or supporting the character of an area
  - Is physically, functionally, visually or historically linked to its surroundings
  - Is a landmark

Following staff's research and evaluation under Ontario Regulation 9/06, it has been determined that the property merits designation under Part IV (Section 29) of the Ontario Heritage Act for its design, associative and contextual value.

From a design perspective, the Joseph and Leah Pipher Farmhouse is a rare example of a mid-19<sup>th</sup> century, two storey fieldstone dwelling which displays the highest quality of stonework in the City of Markham. The Joseph and Leah smokehouse is also a rare surviving example of specialized farm building constructed from local clay brick. The original architectural features of both buildings remain remarkably intact.

The property has associative value as the two buildings are the only surviving buildings of what was once a large complex of farm buildings just outside the Hamlet of Dickson Hill owned by the Piphers, who were a Pennsylvania-German Mennonite family that settled in Markham as early as 1803 ( See Figure 5- Archival Photograph of the Pipher Farmstead). The Pipher house is also directly associated with a stone mason who learned his trade while incarcerated in the Kingston Penitentiary for his participation in the Upper Canada Rebellion of 1837.

The property has contextual value as it maintains and contributes to the rural character of the area.

The Statement of Significance – Reasons for Designation is attached as Appendix 'A'.

### **Heritage Markham has recommended designation**

The designation process under the Ontario Heritage Act requires a municipal council to consult with its municipal heritage committee when properties are considered for designation. Heritage Markham has recommended that the resource be designated as a property of cultural heritage value or interest on September 11, 2019 and on March 11, 2020.



**Development Services Committee referred the matter back to staff for further consultation**

The report recommending the designation of the property at 33 Dickson Hill Road was considered by the Development Services Committee on April 21, 2020. The Committee referred the matter back to staff for further discussions with the new owner of the property.

---

**OPTIONS/ DISCUSSION:**

**The protection and conservation of heritage resources is consistent with City policies**

The City of Markham Official Plan contains cultural heritage policies related to the protection and conservation of heritage resources, including how they are to be treated within the development of an area. Cultural heritage resources are often a fragile gift from past generations. They are not a renewable resource, and once lost, they are gone forever. Markham understands the importance of safeguarding its cultural heritage resources and uses a number of mechanisms to protect them. It is the policy of Council to recognize their significance by designating individual properties under the provisions of the Ontario Heritage Act. Designation helps to ensure that the cultural heritage values and heritage attributes are addressed and protected.

**Provincial planning policies support designation**

The Ontario Government's Provincial Policy Statement which was issued under Section 3 of the Planning Act includes cultural heritage policies. These policies indicate that significant built heritage resources and significant cultural heritage landscapes shall be conserved. Designation provides a mechanism to achieve the necessary protection. The policies further indicate that development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development has been evaluated and it has been demonstrated that the heritage attributes of the resource will be conserved.

**Designation acknowledges the importance of the heritage resource**

Designation signifies to both the owner and the broader community that the property contains a significant resource that is important to the community. Designation doesn't restrict the use of the property. However, it does require the owner to seek approval for property alterations that are likely to affect the heritage attributes described in the designation by-law. Council can also prevent, rather than just delay, the demolition of a resource on a designated heritage property.

Designated properties are also eligible to participate in the City's heritage property tax rebate program and the Designated Heritage Property Grant program.

**Further consultation with the new owner regarding designation**

Earlier this year, the owner of the property (prior to May 2020) was advised that designation was being recommended and responded with no objection. However, a new owner has purchased the property and staff was directed to consult with the new owner of the property regarding the implications of designation.

Heritage staff have had further consultation with the new owner and his architectural consultants to ascertain if there are any additional questions or concerns regarding the designation of the property. The new owner has expressed concerns related to the condition of some of the heritage attributes found on the stone dwelling as identified in the designation report and his desire to replace them, as well as the retention of the former smokehouse building. The new owner indicated his general desire is to retain the heritage features associated with the dwelling as they are part of what attracted him to the property, and that he plans a complementary addition to the existing dwelling.

Overall the new owner has stated no issue with a heritage designation for the house, but would like to achieve agreement on an approach to address specific heritage attributes to satisfy both his objectives and those of the City from a heritage perspective. The key areas of concern from by the owner are identified along with staff comments and a recommended approach in Appendix 'B' of this report. Overall, there is agreement on most matters, but some differences of opinion as to what features are salvageable.

At the time of report preparation, staff was arranging a site visit with the owner to review outstanding matters where there is disagreement as noted in the staff report.

The designation of this cultural heritage resource is supported by staff. It is recommended that the recommended approach in Appendix 'B' addressing concerns identified by the owner be endorsed by Markham Council.

---

#### FINANCIAL CONSIDERATIONS

Not Applicable

---

#### HUMAN RESOURCES CONSIDERATIONS

Not Applicable

---

#### ALIGNMENT WITH STRATEGIC PRIORITIES:

Heritage designation aligns with the strategic priorities of Managed Growth and Environment. Designation recognizes, promotes and protects heritage resources, which strengthens the sense of community. The preservation of heritage resources is environmentally sustainable because it conserves embodied energy, diverts sound construction materials from entering landfill sites, and reduces the need to produce and transport new construction materials.

---

**BUSINESS UNITS CONSULTED AND AFFECTED:**

Acceptance of this recommendation to designate the property located at 33 Dickson's Hill under Part IV of the Ontario Heritage Act will require the Clerk's Department to initiate the following actions:

- publish and serve on the property owner, the Ontario Heritage Trust and the public through newspaper advertisement, Council's notice of intention to designate the property as per the requirements of the Act: and
- prepare the designation by-law for the property

**RECOMMENDED BY:**

---

Biju Karumanchery, M.C.I.P., R.P.P.  
Director of Planning & Urban Design

---

Arvin Prasad, M.C.I.P., R.P.P.  
Commissioner of Development Services

---

**ATTACHMENTS:**

Figure 1 - Owner/Agent and Location Map

Figure 2 - Aerial Map

Figure 3 - Photographs of the Pipher Farmhouse

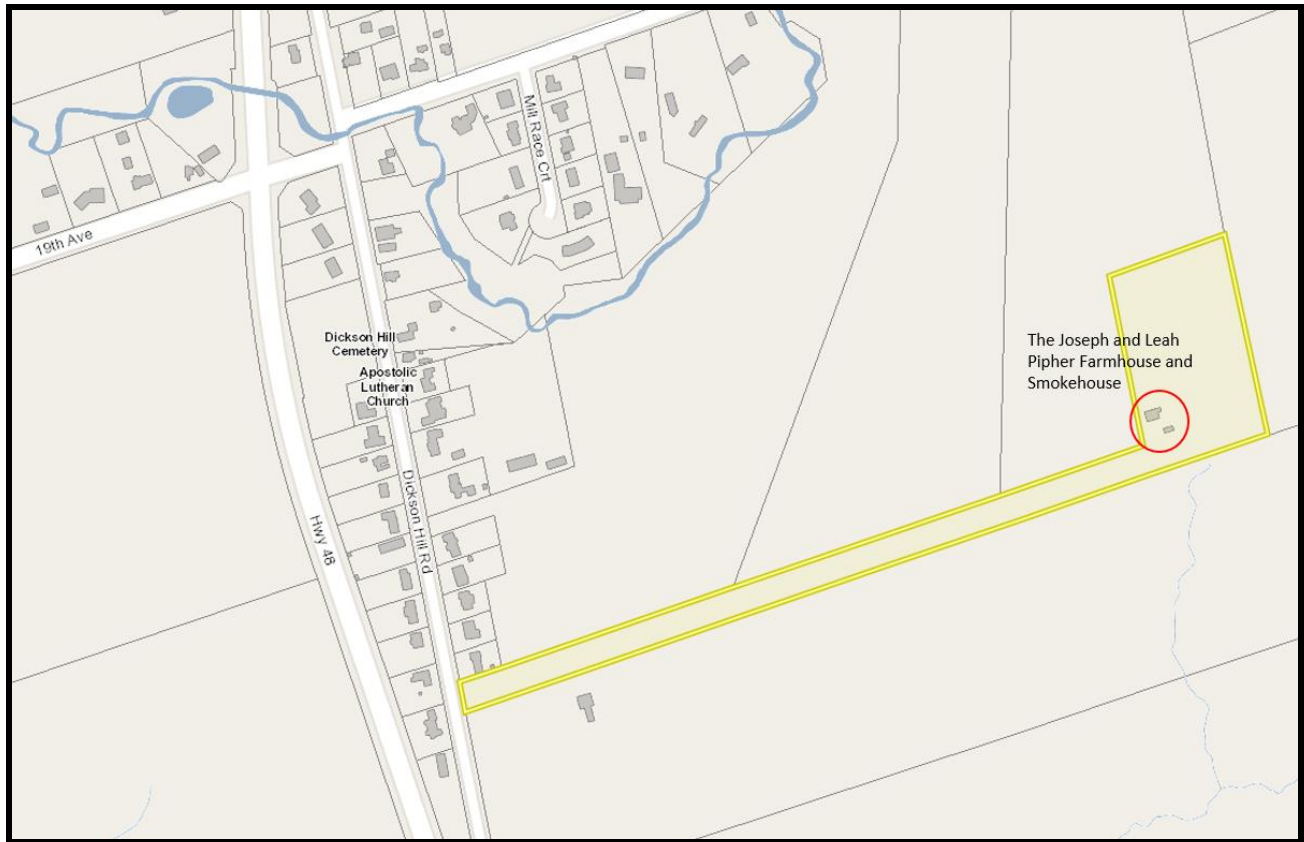
Figure 4 - Photograph of the Pipher Smokehouse

Figure 5- Archival Photograph of the Pipher Farmstead

Appendix 'A' – Statement of Significance/ Reasons for Designation

Appendix 'B' – Concerns Raised by the Owner/Staff Response and Recommended Approach

FIGURE 1- Owner and Location Map



Q:\Development\Heritage\PROPERTY\DCKSNHIL\33\DSC report June 22 2020 .doc

FIGURE 2 - Aerial Map

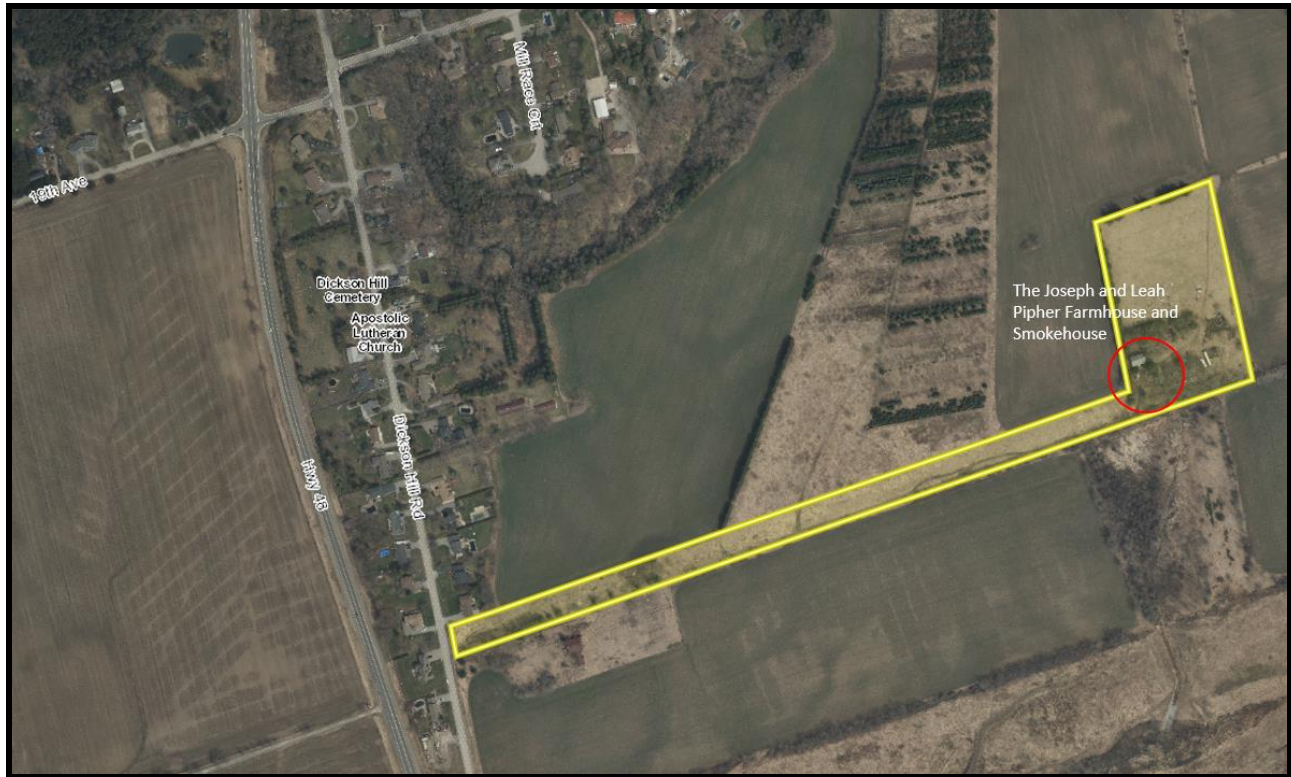


FIGURE 3 – Photographs of the Joseph and Leah Pipher Farmhouse





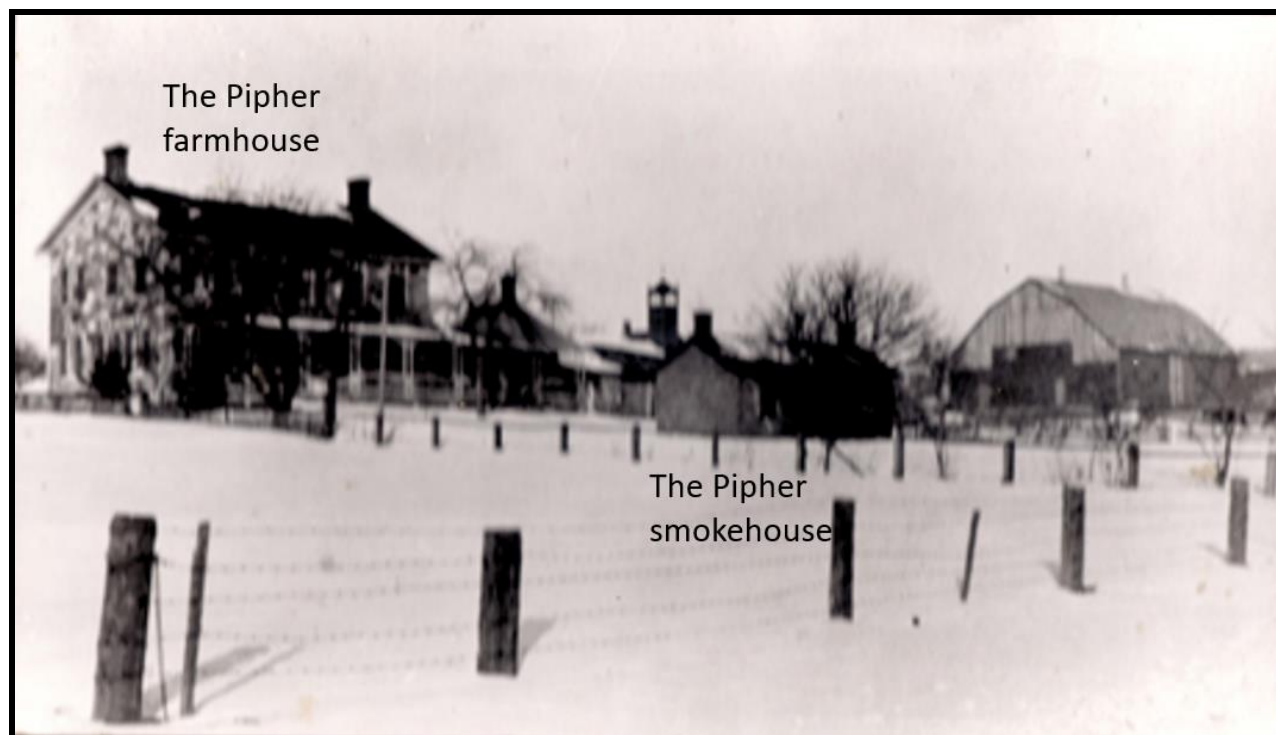


FIGURE 4 – Photograph of the Joseph and Leah Pipher Smokehouse





FIGURE 5 – Archival Photograph of the Joseph and Leah Pipher Farmstead



## Appendix ‘A’ Statement of Significance

### Joseph and Leah Pipher House 33 Dickson Hill Road 1861

#### Description of Property

The Joseph and Leah Pipher House is a two storey stone farmhouse located on a keyhole lot on the east side of Dickson Hill Road in the historic hamlet of Dickson Hill. The house is set back from the road to the extent that it is not visible from the road, and faces south.

#### Historical and Associative Value

The Joseph and Leah Pipher House has historical and associative value for its association with the Pipher family, a Pennsylvania-German Mennonite family that were living on Lot 27, Concession 7, Markham Township at the time of William Berczy’s census of 1803. Joseph Pipher, born in Canada in the year 1800, was the youngest of the three sons of Samuel Pipher and Barbara (Labar) Pipher. He purchased the 200 acres of Lot 29, Concession 8 from Absolom Sommers in 1826. His first wife was Catherine Kleiser, who died in 1836. His second wife was Leah Kaiser. Their original home was a one and half storey frame dwelling. In 1861, the family constructed a fine two storey stone house that still stands at 33 Dickson Hill Road, well removed from the road. The Historical Atlas of York County map of Markham Township, dated 1878, illustrates the stone house near the centre of the lot, with an adjoining orchard. The house is said to have been constructed by a stone mason that learned his trade while incarcerated in Kingston for an incident connected with the Upper Canadian Rebellion of 1837. According to the 1861 census, two stone masons resided on the Pipher farm at that time, Wallingford Sanders and Robert Hill. It is probable that they were the builders of the stone farmhouse at 33 Dickson Hill Road. The portion of the farm where the stone house stands was inherited by a son, Isaac Pipher, in 1867, and remained in the ownership of the family until 1904, when it was sold to David Moyer, a local Mennonite farmer. His son, Harvey Moyer, resided here. The property was sold out of the Moyer family in 1960.

#### Design and Physical Value

The Joseph and Leah Pipher House is of design and physical value as Markham’s finest remaining example of mid-19<sup>th</sup> century stone construction. The substantial two-storey dwelling, in a vernacular interpretation of the neo-classical style, is remarkable for its scale, being a full two storeys in height with a 5-bay front. The house retains most of its original detailing, including the front doorcase, single-hung six over six windows, louvered wood shutters, and a substantial wood cornice. The most noteworthy feature of the Pipher House is the stonework on the south (front) and west walls, which was rendered in dressed, coursed, multi-coloured fieldstone, squared and dressed with a crandalled finish and accented with quarried limestone brought in from another locality. Large, multi-coloured voussoirs ornament door and window openings. Above the main entrance is a limestone block inscribed with the date “1861.”

An archival photograph provides visual evidence of a former full-width veranda supported on wood treillage, and a one-storey stone kitchen wing at the east end of the main block. A portion of this kitchen wing remains as a shed-roofed extension of the east gable-end wall.

### Contextual Value

The Joseph and Leah Pipher House is one of a number of stone houses to have been constructed in Markham Township in the 19<sup>th</sup> century. It is arguably the finest remaining example due to its scale, the quality of its design and construction, and for its authenticity in terms of remaining original building fabric. The Pipher House is part of an agricultural landscape on the east side of the historic hamlet of Dickson Hill, associated with the hamlet due to the location of its long farm lane that connects the property to Dickson Hill Road. The farmhouse was once part of a complete farmstead with a barn and other outbuildings; today the only outbuilding still standing is a one storey brick building that once contained a bake oven and smokehouse.

### Significant Heritage Attributes to be Conserved

Exterior, character-defining elements that embody the cultural heritage value of the Joseph and Leah Pipher House include:

- The scale form and massing of the two storey main block with its rectangular plan, and one storey remnant of the stone kitchen wing on the east gable end;
- Multi-coloured fieldstone walls with the front and west sides in coursed, dressed squared stone and north and east walls in coursed random rubble;
- Datestone inscribed “1861” over main entrance door;
- Gable roof with eave returns and wood cornice mouldings;
- Red brick gable-end, corbelled chimneys;
- Main entrance on south wall with multi-paned transom and sidelights with wood panels below, and six panelled wood door;
- Six over six wood single-hung windows with functional louvered wood shutters and lugsills;
- Quarter circle attic windows on west gable end, with a fan-shaped pattern of muntin bars;
- Six-paned attic windows on east gable end;
- The scale form and massing of the one storey red brick outbuilding with its gable roof with open, overhanging eaves, single stack corbelled brick chimney at the west gable end, three wood four-panel doors on the north wall and two wood six-paned windows and one wood six over six single-hung window on the south wall.

## **Appendix ‘B’ – Concerns Raised by the Owner/Staff Response and Recommended Approach**

A meeting was held with the new owner of the property (Adam Marmo) and his architectural consultants (Shane and Russ Gregory) on April 24, 2020 with follow up comments provided by the owner on April 29<sup>th</sup>. The key areas of concern are identified along with staff comments and a recommended approach to address the concern.

### **1. Former Smokehouse**

- **Owner’s Comments**
  - Considers the smokehouse to be in a deteriorated physical state and that its current location is not desirable. Willing to retain the smokehouse for the time being
  - Relocation is not feasible (financially or structurally). Would be willing to prepare measured drawings of the building, salvage the bricks, store them on site and identify another mutually acceptable location on the property for replication and adaptive re-use of the building.
- **Heritage Staff Comments**
  - Noted the heritage significance of this unique accessory building and that staff are not aware any other surviving examples in Markham.
  - The preference would be to see this building retained in its current location or relocated intact as a complete original building, elsewhere on the property rather than replication. Relocation has been supported on other sites.
- **Recommended Approach**
  - Retain the smokehouse as an identified heritage attribute in the designation report, but acknowledge through this report, support for the future dismantling and replication of the building elsewhere on the property using salvaged bricks and other components from the structure.

### **2. Exterior Heritage Attributes – Dwelling – Windows**

- **Owner’s Comments**
  - Initial intention was to replace all the existing historic wooden windows, with replicas, but is willing to consider retaining and restoring windows in good physical condition.
  - Revised proposal is to retain historic windows on front facade, but that the east and west sides of the house have new wood windows of the same appearance as those that are there currently, but more efficient, and easier to open and close.
- **Heritage Staff Comments**
  - Based on a previous site visit, the original windows appeared to be in relatively good shape considering their age and the time the house was vacant. Those windows in repairable shape should be retained and restored as these are considered to be rare and significant heritage attributes of the house.
- **Recommended Approach**

- Retain the existing windows as an identified heritage attribute in the designation report, but acknowledge through this report, that the owner has agreed not to remove any heritage windows upon his taking possession of the property, and that a future site visit by staff with the owner will assess the condition of the windows in a fair and reasonable manner to determine their suitability for retention and if necessary, re-conditioning.
- The objective will be to retain as much of the original material as possible. As per Official Plan policy, protection, maintenance and stabilization of existing cultural heritage attributes and features as opposed to removal or replacement will be the core principle for all conservation projects (Policy 4.5.3.1)

### **3. Exterior Heritage Attributes – Dwelling – Shutters**

- **Owner's Comments**
  - Existing shutters are in extremely poor shape and do not appear to be accurately sized or mounted correctly.
  - No objection to re-introducing new wooden shutters on the building if they are required, but would prefer to fasten them to the stone wall.
- **Heritage Staff Comments**
  - Louvred shutters were likely an original feature of the house, but further review is required to assess the condition and size of the existing shutters. Staff would like to review the shutters during a site visit.
  - Any replacement shutters should be installed with shutter hardware, not attached to the wall (difficult to do on a stone wall – drilling into stone, damage to stone). The hardware from the existing shutters could be salvaged.
  - One option- shutters only on the front elevation. There may be enough old ones on all parts of the house in restorable condition to use the best of them.
- **Recommended Approach**
  - Retain the existing shutters as an identified heritage attribute in the designation report, but acknowledge through this report, that many shutters appear to be in poor shape and that a future site visit by staff with the owner will assess their condition and authenticity in a fair and reasonable manner.
  - If existing shutters are found to be inappropriate and/or beyond reasonable repair, new wooden, louvered shutters should be re-introduced.

### **4. Exterior Heritage Attributes – Dwelling – Front Entry**

- **Owner's Comments**
  - Appears that the existing front door is in poor physical condition and would like to replace it with a synthetic door that looks the same, but that does not require the cost to repair and maintain as the original wooden door. The wood door has significant cracking due to weather, as well as many gouges, chips, and chunks missing. Security is another issue that is of concern.
  - The transom and sidelights are also in bad shape. May also choose to remove and replicate other features of the front entrance including the paneled reveal, and decorative transom and sidelights.

- The door height is 6'6", which poses another problem – it is necessary to level the floors in the house, which will bring the height of the finished floor up at least 2-3". This means that the bottom of the door would have to be cut, and install a new sill to protect it from the weather.
- Propose to install a new door with sidelights as close to the originals as possible.
- **Heritage Staff Comments**
  - The front entrance is an original character defining heritage attribute of the building and the whole entrance feature should be retained and restored rather than replaced with new material.
- **Recommended Approach**
  - Retain the existing entry door and sidelights as identified heritage attributes in the designation report, but acknowledge through this report, that the owner has agreed not to remove these features upon his taking possession of the property, and that these features will be examined during a future site visit by staff with the owner to assess their condition and ability to be restored, in a fair and reasonable manner.
  - The objective will be to retain as much of the original material as possible. As per Official Plan policy, protection, maintenance and stabilization of existing cultural heritage attributes and features as opposed to removal or replacement will be the core principle for all conservation projects (Policy 4.5.3.1)

## **5. Proposed Addition to the Pipher Farmhouse and Approval Process**

- **Owner's Comments**
  - a site plan and elevations for a new residential addition and attached garage were presented for feedback.
  - Although originally the house had a full veranda, the owner is not sure if this feature will be re-installed, but that he intends to seek approval for it. This might not build it for a couple of years, or not at all.
  - Imminent plans to submit a Building Permit. Concern that site plan approval would be required.
- **Heritage Section Comments**
  - The proposed addition appeared to be generally compatible with the heritage house in terms of its scale, form, height, massing and location and was therefore considered supportable from a heritage perspective.
  - The design of any front veranda should ideally be based on the archival photograph of the house which showed treillage type veranda posts and no objection was registered by the owner to this approach to the veranda design.
  - Normally development approval associated with a designated property requires site plan control approval prior to building permit.
- **Recommended Approach**
  - As the owner began the development endeavour under the premise of a building permit process, the requirement for site plan control approval should not be pursued in this unique circumstance.

- However, building permit drawings will contain notes and drawn details reflecting the verbal agreements made between Heritage Staff and the owner following the on-site visit to the Pipher farmhouse.

## **33 Dickson Hill Road – Site Visit Notes**

### **Thursday, June 11, 2020**

**Attended by:** Adam Marmo (new owner), P. Wokral, G. Duncan

The purpose of the site meeting was to look in detail at the heritage features of the stone house and smoke house with the owner, to discuss what elements are important and should be preserved.

#### **Stone House**

- **6/6 windows are in reasonably good repair.** Some window panes have been broken.
- **Louvered wood window shutters are mounted with hardware, so they are functional. They have been weathered over time and need repair and painting. Some un-weathered shutters have been stored inside the smokehouse.**
- **Front entry is in reasonably good repair.** The front door is a little weathered. Its large old rim lock still in place.
- Floor has sunk a little to the east of the entry. Maybe due to weakness in support of hallway wall based on structural members viewed in the basement.
- All interior wall materials have been removed- back to wooden studs.
- Stairway is exposed in centre hall. Scrollwork is found on the open stringer. Turned newel post with paint-grained finish was found encased in a boxy 1940s newel post.
- Remnant of decorative paint treatment in centre hall visible below part of the stair stringer. Green and black faux marble blocks, very large in scale, with black faux mortar joints about 1/8 of an inch wide.
- Most interior doors are 4 panelled, many have original rim locks.
- Interior trim on the main floor is large-scaled and in the west main room and on the stair stringer, paint-grained to resemble black walnut.
- **The owner plans to replicate the windows and other wooden components of the exterior and interior.**
- **Staff explained the importance/value of retaining original material wherever possible (craftsmanship, design excellence, superior materials).**

#### **Brick Smokehouse**

- No major structural issues were observed on the brick accessory building.
- The interior was once divided into three sections – walls have been removed but their scars remain visible.
- The main issue with the building is some spalling of brick on the base of the walls, particularly at the west end of the structure.



- The building appears to have been converted to a garage in the 1920s, with a large door introduced where a cooking fireplace and bake oven once may have existed.
- The owner has collected artifacts from the house and other parts of the property, mostly relating to farm use, and is storing them in the building. Stone-working chisels of various sizes and a hammer head, possibly used in the construction of the house in 1861, have been found on the property and are stored in the brick building.
- The owner has no definite plans for the building but stated that it is in an awkward position in front of the house and has condition issues.

### **Other Outbuildings**

- Other outbuildings, of frame construction, are in various states of ruin after years of neglect.
- The most interesting structure, to the east of the house, is said to have been the older house on the property where the Pipher family lived while the stone house was being built. It contains many interesting items, including some architectural fragments and bits of furniture, including a part of a rope bed. There is a substantial stone foundation but no walls remain standing – it is a jumble of debris.
- The building that was a lean-to adjacent to the west wall of the barn is more or less intact and contains some old furniture, including a dry sink with grey paint. It is an early 20<sup>th</sup> century structure.
- The building to the south east of the house which the owner said was a stable, is mostly a ruin except for the north gable end wall. It is an early 20<sup>th</sup> century structure with a poured concrete foundation.

### **Other General Comments**

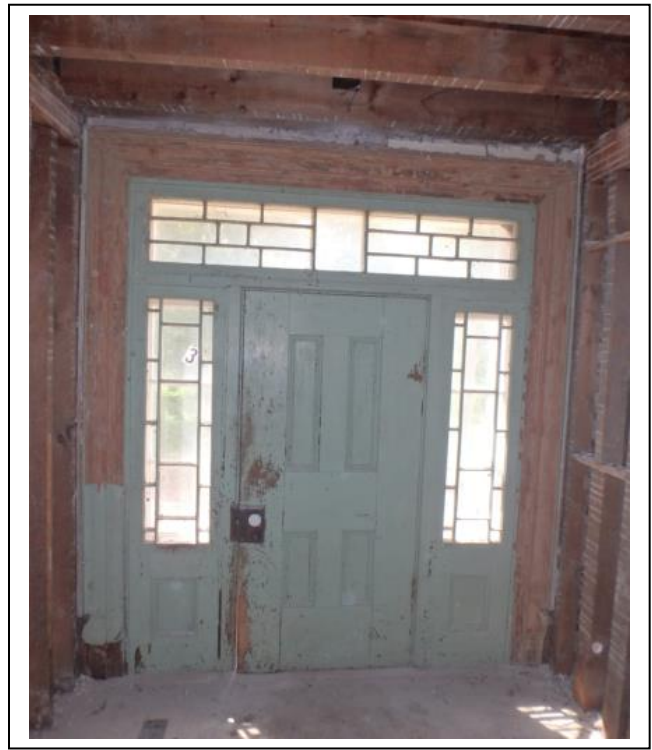
- The owner has been in touch with members of the Moyer family, who were long-time owners after the Pipher family. He is hoping to obtain more information about the history of the farm from them.

G. Duncan Notes.

**Front Elevation (showing windows and shutters)**



**Front Entry (1861 date stone above door)**



**Shutters- side Elevation**

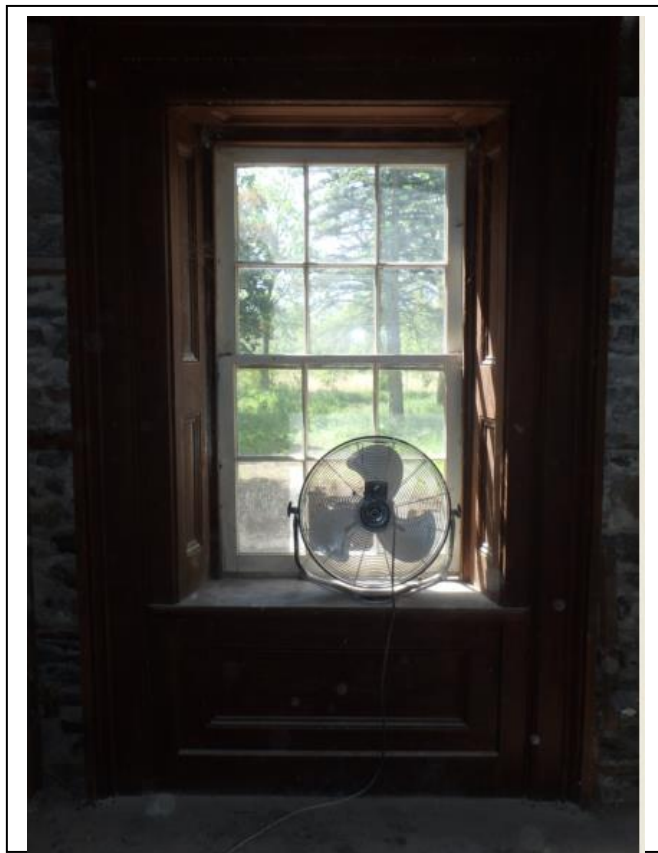
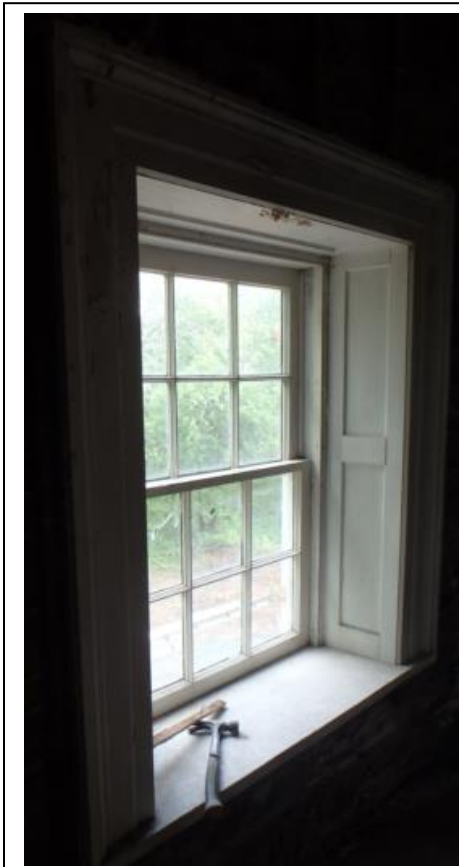


**Shutters – front Elevation**





Windows- most in good condition





**Some Broken Panes**



Left Side of House





**Interior – all walls back to studs**









Former Smokehouse – Converted to Garage c. 1920s









## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** July 8, 2020

**SUBJECT:** HERITAGE PERMIT APPLICATION  
 Markham Village Community Centre  
 Replacement of Non-compliant Electronic Message Board  
 6041 Highway 7 East  
 Markham Village Heritage Conservation District  
 File No. HE 20 118874

---

### Property/Building Description:

- Markham Village Community Centre, a modern building of the 1960s.

### Use:

- Community Centre and Arena.

### Heritage Status:

- Located in the Markham Village Heritage Conservation District - Type C Building (non-heritage).

### Application/Proposal

- Recreation staff is seeking permission to replace an existing electronic LED information ground sign that was installed in 2003 on top of an existing internally illuminated sign box. The sign has stopped functioning. The electronic sign is used to display public information, including notices concerning emergency situations.
- The replacement sign is proposed to fit within the existing sign structure.
- The internally illuminated ground sign below the electronic message board appears to have been grandfathered as an existing sign that is legally non-conforming to the Sign By-law.

### Background

- In 2014 By-law Enforcement staff noted that the existing electronic LED sign installed on top of an existing ground sign at the Markham Village Community Centre was installed without consultation with Heritage Markham Committee or Heritage staff

The City can be exempted from the Sign By-law provisions if the sign is a public information sign (which is a sign erected by a level of government). However, in the past the City has typically complied with the Markham Sign By-law provisions (regarding issues of size, illumination, etc.).

- Section 4.6.1 of the Sign By-law indicates that “The following signs shall be permitted in all zone categories in the City and shall not be required to obtain a permit: (c) Public Information signs. The approval of Heritage Markham is required when this sign is located within a Special Sign District, as described in Section 10 of this by-law”.
- The Policies of Section 10 (Special Sign Districts) of the Markham Sign By-law (which are the Heritage Districts) indicate that internal illumination and Readograph signs (electronic message display) are prohibited.
- The Markham Village Heritage Conservation District Plan adopted by Council also does not permit this type of signage (animated signs, internally illuminated).
- The Fire Department installed a similar sign in the mid-2000s, but removed it from the Main Street North fire hall when informed by staff that it did not comply with heritage district and sign by-law policies.
- Recreation staff wish to replace the sign to continue to be used as a “Public Information Sign” and have provided the following reasons:
  - It is strictly used for public info purposes- not commercial advertising
  - It provides exposure to community events
  - It can be used to provide emergency info to residents in times of crisis
  - The sign is not unsightly
- In 2014, Recreation staff asked submitted a Heritage Permit application seeking permission to retain the existing electronic LED information sign that was installed in 2003.

### **Staff Comment**

- Heritage Section staff identified the electronic sign issue to Recreation staff in 2005 but no action was taken to address the issue at that time. However, in 2014 Recreation staff applied for a Heritage Permit to address the compliance issue. The Heritage Permit was not supported by Heritage Markham and the matter was left with Recreation staff to determine what they wished to do. It was not taken to Council for resolution. The existing sign now needs replacement.
- A significant factor with respect to the approval of this sign type is that over the years, Heritage staff has been contacted by others in the community asking why the City can have a readograph electronic sign but private commercial property owners cannot.

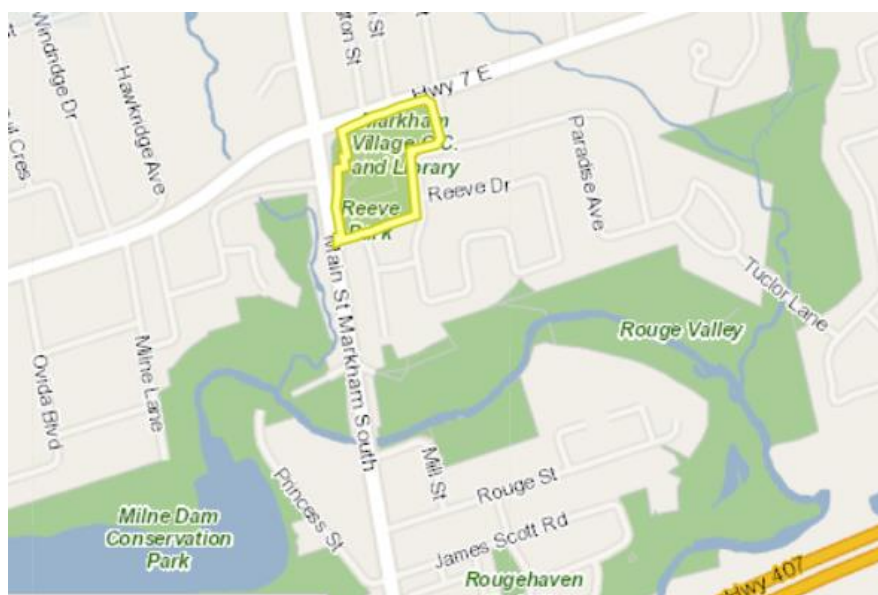
- Heritage Section staff believe that the City should lead by example and comply with the Sign By-law and the Markham Village Heritage Conservation District Plan policies. The electronic message component of the sign should be replaced with another type of changeable message board that is non-electronic.
- If Heritage Markham does not recommend support for the replacement of the electronic sign board, it is appropriate that the issue be referred to Council for further discussion and a decision.

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

THAT Heritage Markham Committee recommends that the City should lead by example and comply with the Sign By-law and the Markham Village Heritage Conservation District Plan policies both of which prohibit the use of electronic message boards in heritage conservation districts;

AND THAT the Recreation Department investigate other approaches to having changeable messages as part of its signage.

File: Q:\Development\Heritage\PROPERTY\HWY7\6041Arena\HM July 8 2020.doc



**Location Map**



**Existing Ground Sign at the Markham Village Community Centre  
6041 Highway 7 East**





## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** July 8, 2020

**SUBJECT:** Delegated Approvals  
Building Permits Approved by Heritage Section Staff

---

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

Address	Permit Number	Work to be Undertaken
9350 Markham Road Markham Museum	20 107244 AL	Renovations to Strickler Barn at the Markham Museum to create event space. Mainly interior work.
6088 Highway 7 East Markham Village HCD	20 112079 AL	Interior repairs to fire damage, non-heritage commercial building.

### Suggested Recommendation for Heritage Markham

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

File Path:

Q:\Development\Heritage\SUBJECT\Building Permits Delegate Approval\2020\HM July 8 2020.doc





## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** July 8, 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
25 Colborne Street Thornhill HCD	HE 20 118438	Re-paint exterior of heritage dwelling in new colour scheme.
115 Main Street Unionville HCD	HE 20 117231	Two new garage doors for detached garage in the rear yard.
17 Euclid Street Unionville HCD	HE 20 118704	New wood windows in heritage dwelling in connection with designated property grant.
147 A Main Street Unionville HCD	HE 20 118714	Exterior painting of a commercial building.
19 Peter Street Markham Village HCD	HE 20 118158	New rear and side yard fencing.
180 Main Street North Markham Village HCD	HE 20 118319	New garden shed.
276 Main Street North Markham Village HCD	HE 20 118707	New privacy fencing for rear yard swimming pool.
16 Maple Street Markham Village HCD	HE 20 117240	Exterior painting of a dwelling.
143 Castlevue Crescent. Individually Designated.	HE 20 118156	Install concrete pavers on driveway and walkways.
22 David Gohn Circle Markham Heritage	HE 20 118904	Replace existing picket fence with new wood fence with sawn baluster design.

Estates		
7181 Reesor Road Individually Designated	HE 20 118689	Repairs to historic wood siding. City-owned heritage building.

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

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

File Path:

Q:\Development\Heritage\SUBJECT\Heritage Permits Monthly Delegated Approvals\2020\HM July 8 2020.doc



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** July 8, 2020

**SUBJECT:** INFORMATION  
Fire at 32 Colborne Street  
Thornhill Heritage Conservation District

---

**Property/Building Description:**

- Ranch bungalow, 1956 with 1980s renovations. The Doris Fitzgerald House.

**Use:**

- Residence.

**Heritage Status:**

- A Class C (Non-heritage) property within the Thornhill Heritage Conservation District.

**Background:**

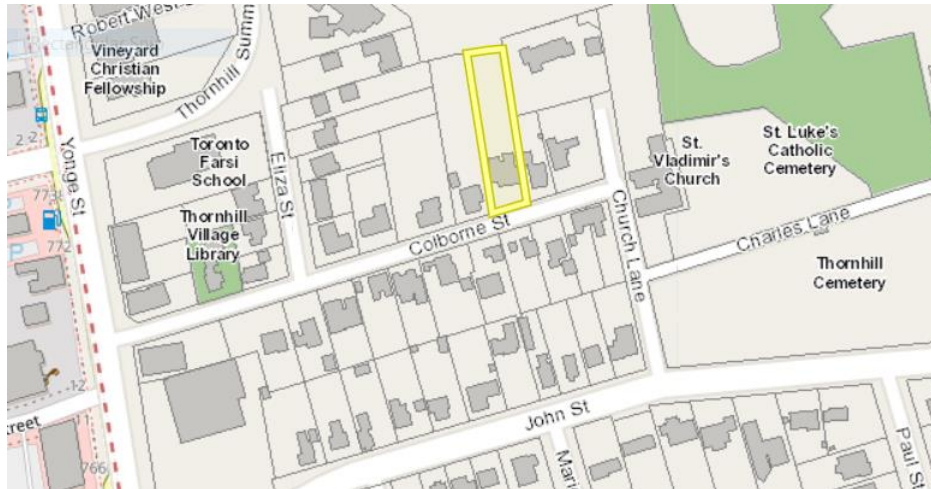
- Heritage Section staff was advised on Thursday, July 2, 2020 of a fire that occurred earlier in the morning at 32 Colborne Street.
- The house was severely damaged but the fire did not spread to adjacent properties thanks to the good work of Markham Fire Services.

**Staff Comment:**

- This house was originally constructed as a ranch bungalow in the mid-1950s. Doris Fitzgerald, who authored two books on the history of old Thornhill, once resided here. In the 1980s, the building was remodelled with a full-width front porch and modified to reflect a more traditional neo-Georgian aesthetic.
- The extent of the loss implies that the dwelling will be replaced with a new structure at some point in the future.

**Suggested Heritage Markham Recommendation:**

THAT Heritage Markham receive as information.



**Location Map**



**32 Colborne Street**



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Regan Hutcheson, Manager-Heritage Planning

**DATE:** July 8, 2020

**SUBJECT:** City of Markham Temporary Commercial Patio Expansion Program  
COVID 19

**Project:** Temporary Commercial Patio Expansions

**Background:**

- On June 11, 2020, Markham Council voted unanimously to approve a Temporary Use Zoning By-law to permit the temporary expansion of existing outdoor patios accessory to restaurants, bars and breweries, subject to conditions. Due to appeal timelines set by the *Planning Act*, this by-law is anticipated to come into force on July 2nd, and will expire on December 31st, 2020.
- The By-law temporarily removes the requirement for providing parking and allows additional portions of a property to be used as an outdoor patio. These expansions however are not permitted to occupy accessible parking spaces or required works such as ramps, steps, walkways, or required soft landscaping areas. Outdoor patio expansions are not permitted to block emergency access points or equipment.
- There are potentially three (3) components that regulate outdoor patio expansions in Markham:
  1. A Site Plan Control application regulates the laying out for patios on private property which must comply with applicable zoning standards. This submission forms a site plan control application for the patio;
  2. A Road Occupancy Permit or Permission to Enter for outdoor patios located within a municipal boulevard or City owned property; and,
  3. A “liquor license” for an outdoor patio that serves alcohol
- A new application form is intended to guide applicants through the (3) components. For any of these three (3) application types, an applicant will be required to submit a site plan to the City showing the location of the proposed outdoor patio on the site and, or, the

relationship of the boulevard patio to the site. The site plan must also show the dimensions of the outdoor patio, existing buildings, and other information.

- Approval of a new outdoor patio or patio extension is subject to revocation (cancellation) or modification as may be required to ensure compliance with the Building Code, Fire Code, or any other applicable legislation, including emergency legislation implemented to address the COVID-19 pandemic. The Chief Building Official, Fire Chief, Director of Operations, Director of Planning and Urban Design, Manager of By-law Enforcement, City Clerk, or their designates, are authorized to require removal or modification of a patio extension to ensure compliance with applicable law or other safety requirement. Businesses are also required to implement all public health requirements and strongly encouraged to implement public health recommendations as related to the COVID-19 pandemic. Additional resources can be found on the York Region Health Department website here: [York Region Health](#).
- Heritage resources are not to be damaged in establishing a temporary patio, or patio expansion

#### **Status/ Staff Comment**

- Heritage Section staff are reviewing submissions that are in heritage conservation districts to ensure heritage resources are not negatively impacted. As the patios are temporary, staff are being more flexible regarding issues of fence design, patio furniture and lighting.
- Schedule 1 – Attached indicates the site standards applicable to all temporary patios installed under this program
- Recent applications in Unionville include 202 Main Street, 159 Main Street and 189 Main Street.

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

That Heritage Markham Committee receive as information the information on the temporary commercial patio program (July – December 2020)

File:Q:\Development\Heritage\SUBJECT\PATIOS\HM July 8 2020 COVID Commercial patios.doc



## Schedule 1

### Site Standards applicable to All Patios on Private or City Property

Approval of a new temporary outdoor patio, or temporary expansion to an existing outdoor patio on private or City property are subject to the following standards:

1. Outdoor patios are only permitted accessory to an existing permitted restaurant, bar, or brewery
2. Subject to the standards contained herein, there is no restriction on the maximum physical area of an outdoor patio, and no additional parking spaces are required for a temporary patio area

Note: Hard landscaping or other existing patio areas may be used for patio expansions. The provision of additional parking spaces for an expanded patio is not required.

3. Notwithstanding #2 above, an outdoor patio located within a parking area, parking space or drive aisle shall occupy no more than the greater of:
  - a. 4 parking spaces, or
  - b. 33% of the provided parking space for the use

Note: Generally speaking, standalone restaurants (restaurants that are not part of a plaza) are required to provide one parking space for every 9 square metres of floor area, and restaurants within a multi-tenant building are required to provide one parking space for every 18.5 square metres of floor area. Applicants can confirm parking standards with Planning Staff by email [patio@markham.ca](mailto:patio@markham.ca)

4. An outdoor patio is not permitted to occupy accessible parking spaces, and may not obstruct any accessible routes.

Note: Existing accessible parking spaces should already be clearly marked on site. A clear path of travel measuring 1.2 metres (4 feet) wide must be maintained from the building, through any patio area, to the parking area, and accessible parking spaces.

5. An outdoor patio shall not be used to provide entertainment such as performances, music and dancing.

Note: Operators should also be aware of the City's Noise By-law: Noise By-law

6. An outdoor patio may be located in a yard abutting a residential zone when located in an existing parking area, however, all parts of an outdoor patio must be setback a minimum of 11.8 metres (38 feet 9") from any residential zone.

7. An outdoor patio cannot occupy any required fire route and cannot extend in front of a Fire Department connection or hydrant.

Note: In addition to public streets, fire routes can be located on private property, and are used to provide access for emergency vehicles from the street to a building.

8. An access path of travel of 1.2 metres (4 feet) wide must be maintained in the patio area to the egress gate/exit.

Where a combined area of the existing and temporary patio exceed 60 persons, two egress gates/exits are to be provided at opposite ends of the patio. An access path of travel measuring 1.2 metres (4 feet) in width must be maintained between the two gates.

9. Cooking of food is not permitted on temporary patios.

10. A fire extinguisher (minimum 2A-10BC) must be available within the patio area where it is conspicuous and accessible.

11. CSA-certified electric heaters and Technical Standards and Safety Authority certified propane or natural gas patio heaters are permitted where located at least 3m (10ft) away from tree branches, operated per the manufacturer's instructions. Solid, open flames, gel- or liquid-fuel fire features are not permitted.

Note: approved heaters are only permitted on private property

12. The construction of platforms, tents, or canopies are not permitted in temporary patio areas.

13. At no time shall the occupancy of an existing establishment and any existing patio, be exceeded through the establishment of a temporary patio:

a. For non-licensed establishments, the number of persons occupying the temporary patio shall not exceed the posted occupancy of the establishment

b. For licensed establishments that do not have an existing licensed patio, the number of persons occupying the temporary patio shall not exceed the posted occupancy of the indoor area indicated on the liquor license and Fire Department occupant load card

c. For licensed establishments that have an existing licensed patio, the number of persons occupying the combined area of the existing and temporary patio shall not exceed the posted occupancy of the indoor area indicated on your liquor license and Fire Department occupant load card

14. The establishment of a patio or patio extension shall not damage, or cause to undermine any Heritage Resource.