



Electronic Heritage Markham Committee Agenda

September 9, 2020, 7:15 PM

Electronic Meeting

The Eighth 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 September 9, 2020 Heritage Markham Committee agenda be approved.

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

7

See attached material.

Recommendation:

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

4. PART TWO - DEPUTATIONS

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

16

**28 DAVID GOHN CIRCLE MARKHAM HERITAGE ESTATES
7 VICTORIA LANE UNIONVILLE HCD
2 DAVID GOHN CIRCLE MARKHAM HERITAGE ESTATES
171 MAIN ST. N. MARKHAM VILLAGE HCD (16.11)**

FILE NUMBERS:

- HE 20 124644
- HE 20 125034
- HE 20 124649
- HE 20 125271

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

17

10346 MCCOWAN RD - NEW SEPTIC SYSTEM (16.11)

FILE NUMBER: HP 20 121112

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.

5.3 INFORMATION

18

**PROPOSED DEMOLITIONS – ROUGE NATIONAL URBAN PARK
COUNCIL RESOLUTION (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached staff memorandum and material.

Recommendation:

That Heritage Markham Committee receive as information.

5.4 BUILDING OR SIGN PERMIT APPLICATION

27

7792 HWY. 7 E. LOCUST HILL - PROPOSED TWO STOREY ADDITION

WITH ATTACHED GARAGE TO A 1-1/2 STOREY LISTED HERITAGE DWELLING (16.11)

FILE NUMBER: HP 20 124512

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior, Heritage Planner

See attached memorandum and material.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the proposed two storey addition to the heritage dwelling at 7792 Highway 7 E. and the proposed alterations to the original house; and,

That final review of the building permit application HP 20 124512 for 7792 Hwy. 7 E be delegated to Heritage Section Staff;

6. PART FOUR - REGULAR

6.1 HERITAGE PERMIT APPLICATION

34

**3 VICTORIA LANE AND 31 VICTORIA AVENUE
UNAUTHORIZED CHAIN LINK FENCE AND PROPOSED WOODEN
PICKET FENCE (16.11)**

FILE NUMBERS: HE 20 125034 & HE 20 125580

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum and material.

Recommendation:

31 Victoria Avenue

That the heritage permit application seeking permission to install a new wooden picket fence along the mutual property line of 31 Victoria Ave. and 3 Victoria Lane be approved from a heritage perspective and subject to complying with the City's Fence By-law.

3 Victoria Lane

Options

a) That the heritage permit application seeking permission for an existing black chain link along the north and west property boundary be approved from a heritage perspective and subject to complying with the City's Fence By-law.

or

b) That the heritage permit seeking approval for the chain link fence installed

without approval be denied from a heritage perspective and that the existing chain link fence be removed.

6.2 HERITAGE PERMIT APPLICATION

43

8 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES PROPOSED METAL ROOFING FOR THE DETACHED ACCESSORY BUILDING / GARAGE AND THE REAR ADDITION OF THE HOUSE (16.11)

FILE NUMBER: HE 20 124651

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to installation of a galvanized metal roof on the addition to the dwelling at 8 David Gohn Circle provided the finish and profile matches that of historical metal roofs in Markham as close as possible; and,

That Heritage Markham has no objection to the installation of a galvanized metal roof on the garage/accessory building at 8 David Gohn Circle provided the finish and profile matches that of historical metal roofs in Markham as close as possible; and further,

That Heritage Section staff be delegated final review of the heritage permit application to install metal roofing at 8 David Gohn Circle.

6.3 HERITAGE PERMIT APPLICATION

51

1 CHURCH LANE, THORNHILL HERITAGE CONSERVATION DISTRICT PROPOSED REPLACEMENT WROUGHT IRON FENCE DUE TO DAMAGE CAUSED BY AN AUTOMOBILE (16.11)

FILE NUMBER: HE 20 126092

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

D. Plant, Sr. Mgr., Parks, Horticulture & Forestry

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the proposed new wrought iron fence to replace the damaged existing wrought iron

fence at 1 Church Lane; and,

That final review of any matters related to the proposed new wrought iron fence be delegated to Heritage Section staff.

6.4 REQUEST FOR FEEDBACK

55

7265 & 7323 HWY. 7 E.

OPTIONS FOR RELOCATING THE ABRAHAM REESOR HOUSE & FRANK ALBERT REESOR HOUSE IN A DRAFT PLAN OF SUBDIVISION (16.11)

FILE NUMBER: SU 18 154617

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

S. Corr, Senior Planner

See attached staff memorandum and material.

Recommendation:

That Heritage Markham supports Option 1 and the associated lots proposed by Lindwide for the relocation of the Abraham Reesor and Frank Albert Reesor Houses.

6.5 REQUEST FOR FEEDBACK

62

7111 REESOR ROAD, MARKHAM

THE ROBERT MILROY HOUSE

ROOFING MATERIAL (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning

See attached staff memorandum and material.

Recommendation:

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

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

7.1 STAFF PRESENTATION

69

INCORPORATING CULTURAL HERITAGE RESOURCES IN NEW DEVELOPMENT (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

That Heritage Markham Committee receive as information.

8. PART SIX - NEW BUSINESS

9. ADJOURNMENT



Heritage Markham Committee Minutes

Meeting Number: 7
August 12, 2020, 7:00 PM
Electronic Meeting

Members	Councillor Karen Rea	Evelin Ellison
	Councillor Reid McAlpine	Ken Davis
	Graham Dewar	Doug Denby
	Paul Tiefenbach	Shan Goel
	Lake Trevelyan	Anthony Farr
	Jason McCauley	
Regrets	Councillor Keith Irish	
	David Nesbitt	
Staff	Scott Chapman, Election and Committee Coordinator	
	Laura Gold, Council/Committee Coordinator	
	Regan Hutcheson, Manager of Heritage Planning	

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:05 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

There was no addendum agenda.

B. New Business from Committee Members

There was no new business from Committee Members.

Recommendation:

That the August 12, 2020 Heritage Markham Committee agenda be approved.

Carried

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

The following correction was made to item 6.1 Fire at 32 Colborne Street, Thornhill Heritage Conservation District:

Committee thanked Anthony Farr and his dog for the instrumental role they played in saving the lives of the family and dog that reside at 32 Colborne Street.

Recommendation:

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

Carried

3.3 NEW MEMBER - UNIONVILLE

HERITAGE MARKHAM COMMITTEE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Committee welcomed Lake Trevelyan, new Member of the Heritage Markham Committee, who is a Unionville representative on the Committee.

Recommendation:

That Heritage Markham Committee welcomes Lake Trevelyan to the committee.

Carried

4. PART TWO – DEPUTATIONS

There were no deputations.

5. PART THREE - CONSENT

5.1 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

206 MAIN STREET UNIONVILLE

PROPOSED BUSINESS PROFESSIONAL OFFICE USE ON GROUND FLOOR (16.11)

FILE NUMBER: A/077/20

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum advising that the City has received an application to the Committee of Adjustment requesting a variance to permit a business and professional office on the ground floor of the recently constructed two storey commercial addition to the historic Stiver House located at 206 Main Street Unionville.

Staff had no comment from a heritage perspective on the application as the variance does not impact any of the heritage features, and the proposed office use is to be located in the new addition behind the retail area within the Stiver House.

Committee was concerned that approving the usage on the ground floor at 206 Main Street Unionville for business or professional office use would allow for a variety of non-retail uses in the future (i.e. lawyer, or dentist offices), but supported the Applicant's proposed usage of the property. It was also noted that although the location of the proposed office use is well set back from Main Street Unionville, the use is still visible from the street. Therefore, it is important that the property usage remains for retail in the long-term. It also inquired why the proposed usage is not considered retail when it is selling condominiums, and includes a décor presentation centre.

Staff advised that a professional opinion on the usage was obtained from Zoning Section staff, and it was determined that the usage is considered professional office space.

Recommendation:

That Heritage Markham supports the proposed variance for office use on the ground floor (reception area, sales office for residential units and a décor/presentation centre), but not for other professional office uses.

Carried

5.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

CONSENT APPLICATION

40 ALBERT STREET, MARKHAM VILLAGE

MINIMUM LOT FRONTAGE VARIANCE AND PROPOSED SEVERANCE OF THE PROPERTY (16.11)

FILE NUMBERS:

- A/071/20
- B/11/20

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

1. That Heritage Markham has no comment from a heritage perspective on the variance application (A/071/20) to permit a minimum lot frontage of 74 ft. for a pair of semi-detached dwellings at 40 Albert St.; and,
2. That Heritage Markham has no objection to the proposed severance of 40 Albert St. to provide for separate ownership of each semi-detached dwelling, subject to the owner being required as a condition of approval to enter into a Heritage Conservation Easement Agreement with the City.

Carried

5.3 BUILDING OR SIGN PERMIT APPLICATION

33 DICKSON HILL ROAD

326 MAIN ST. N. MARKHAM VILLAGE HCD

DELEGATED APPROVALS, BUILDING PERMITS APPROVED BY HERITAGE SECTION STAFF (16.11)

FILE NUMBERS:

- HP 20 119547
- HP 20 117735

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried**5.4 HERITAGE PERMIT APPLICATION****94 JOHN ST. THORNHILL HCD****19 PETER ST. MARKHAM VILLAGE HCD****15 COLBORNE ST. THORNHILL HCD****180 MAIN ST. N. MARKHAM VILLAGE HCD****105 MAIN ST. UNIONVILLE HCD****158 MAIN ST. UNIONVILLE HCD****7181 REESOR ROAD****DELEGATED APPROVALS, HERITAGE PERMITS APPROVED BY
HERITAGE SECTION STAFF (16.11)**

FILE NUMBERS:

- HE 20 119790
- HE 20 120061
- HE 20 120063
- HE 20 121534
- HE 20 119939
- HE 20 119936
- HE 20 118689

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Committee noted that the owner of 105 Main Street Unionville needs to finish painting the property, and remove the blue paint from the fieldstone. There is also a paint issue at 107 Main Street Unionville that needs to be resolved.

Recommendation:

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

Carried**5.5 TREE REMOVAL APPLICATIONS****26 ALBERT ST. MARKHAM VILLAGE HCD****22 COLBORNE ST. THORNHILL HCD****8 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES****DELEGATED APPROVALS, TREE REMOVAL PERMITS APPROVED
BY HERITAGE SECTION STAFF (16.11)**

FILE NUMBERS:

- 20 118800
- 20 119005
- 20 119287

Extracts:

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

Recommendation:

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

Carried**5.6 SITE PLAN CONTROL APPLICATION**

**33 ALBERT STREET, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT
PROPOSED ONE STOREY DETACHED ACCESSORY BUILDING SHED
(16.11)**

File Number: SPC 20 118228

Extracts:

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

Recommendation:

That Heritage Markham has no objection to the design of the proposed accessory building at 33 Albert Street received on June 21, 2018 from a heritage perspective, and delegates final review of any development application required to permit its construction to Heritage Section Staff.

Carried**6. PART FOUR - REGULAR****6.1 APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT**

**4551 ELGIN MILLS DEVELOPMENTS LTD., MAJOR KENNEDY
DEVELOPMENTS LTD., AND MAJOR KENNEDY SOUTH
DEVELOPMENTS LTD.
CULTURAL HERITAGE RESOURCES
10225-10227 KENNEDY ROAD
4638 MAJOR MACKENZIE DRIVE (16.11)**

File Number: PLAN 20 113780

Extracts:

R. Hutcheson, Manager of Heritage Planning

D. Brutto, Senior Planner, North District

Regan Hutcheson presented the staff memorandum regarding the Applications for a Draft Plan of Sub-Division and Zoning By-Law Amendment for 4551 Elgin Mills Development LTD, Major Kennedy Development LTD, and Major Kennedy South Developments LTD, Cultural Heritage Resources 10225-10227 Kennedy Road, and 4638 Major Mackenzie Drive.

Emily Grant, from Malone Given Parsons provided a presentation on the applications. Also in attendance were Chris Uchiyama, Letourneau Heritage Consulting Inc. providing information on the heritage impact assessment reports that were filed and Joseph Ho, WSP providing comment on grading matters.

Ms. Grant spoke in support of relocating the two Kennedy Road heritage resources within the subdivision to a more prominent location, but not retaining the Pingle Brown house due to its perceived lack of cultural heritage significance. She also noted that the Pingle burial area was not on her client's lands, but on the regional right-of-way and appeared to be owned by the City of Markham.

Committee provided the following feedback on the Applications:

- Suggested that the Applicant provide more options with respect to the heritage homes on the property (i.e. an option where the heritage homes remain in their current locations);
- Suggested the heritage homes on the property tell a story of this area of Markham;
- Suggested that the Pingle Cemetery be sensitively addressed as part of the plan of subdivision work notwithstanding ownership, but the issue of Kennedy Road widening needs to be considered as well;
- Suggested considering a parkette/linear connection with trees where the heritage homes and cemetery are located, which could include a pathway that connects the heritage assets, and secondary school;
- Noted that relocation should only be considered when the original location is not viable;
- Preference is to retain the heritage homes in their existing locations and any significant adjacent vegetation;
- Suggested adjusting the grading around the heritage homes so that they can remain where they are currently located (Mr. Ho had indicated that the heritage houses are currently about 2m higher than the proposed new grade for this area);

- Suggested that the house proposed for demolition (Pingle Brown) does have value to the community.

Recommendation:

1. That Heritage Markham does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications at this time as they do not appropriately address the retention of the identified cultural heritage resources as per the cultural heritage policies of the City's Official Plan, the Robinson Glen Secondary Plan and the Community Design Plan, and encourages the applicant to continue to work with staff and the Committee; and,
2. That Heritage Markham recommends that the Homer Wilson House and J.P Carr Cottage, and Pingle-Brown House be retained on their original sites on appropriately sized lots and remain connected from a contextual perspective, and that the standard heritage conditions of approval be secured (i.e. heritage easement agreement, site plan approval/restoration plan, Markham Remembered plaques, etc); and,
3. That Heritage Markham recommends the Pingle Cemetery area be sensitively integrated with adjacent development in a respectful manner to protect and preserve its integrity including the requirement for appropriate fencing, landscaping and a Markham Remembered plaque; and,
4. That the Applicant report-back to the Heritage Markham Committee with an option where the heritage assets remain in their existing locations.

Carried

6.2 SIGN PERMIT APPLICATION

STABBY'S TATTOO STUDIO

209 MAIN STREET UNIONVILLE (16.11)

File Number: 20 120109 SP

Extracts:

R. Hutcheson, Manager of Heritage Planning
D. Round, Building Department

Regan Hutcheson presented the staff memorandum regarding Stabby's Tattoo Studio, 209 Main Street Unionville - Sign Permit Application.

Committee provide the following feedback on the sign permit application:

- Suggested that the quality of the signs on Main Street Unionville appears to have declined overtime, and felt many signs were not of the same quality as signs from previous years;
- Suggested considering toning down the pink and possibly rounding the edges;
- Noted that the sign being proposed does not meet the Unionville Heritage Conservation District Plan guidelines for Commercial Heritage Signs (i.e. the text takes up more than 2/3 of the sign area);
- Wanted to support the business, and understood that it was important to the business's success to erect the sign quickly;
- Questioned where the signs will be located.

In response to the Committee's feedback, staff advised that the pink lettering is similar to the pink used in the "Pretty Little Things" sign located on Main Street Unionville and there should be some degree of consistency in approvals. The signs will be erected in three places: 1) above the entrance door; 2) above the sidewalk on a projecting bracket sign and 3) on an existing ground sign infrastructure.

Recommendation:

That Heritage Markham has no objection to the design submitted for Stabby's Tattoo Studio, 209 Main Street Unionville (sign permit application 20 120109) from a heritage perspective subject to compliance with the City's Sign By-law requirements.

Carried

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

Regan Hutcheson advised that the 2020 Doors Open Markham will be held as a virtual event.

The Committee supported the concept and thought it was a good opportunity to reach new audiences. It suggested that the Doors Open Markham Committee consider adding virtual tours of the attractions. Councillor Reid McAlpine agreed to mention this to the Committee.

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:40 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: September 9, 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
28 David Gohn Circle Markham Heritage Estates	HE 20 124644	Wooden picket fence in side yard
7 Victoria Lane Unionville HCD	HE 20 125034	Replacement of wooden board fence and wooden pedestrian bridge in rear yard
2 David Gohn Circle Markham Heritage Estates	HE 20 124649	Replacement cedar shingle roof
171 Main St. N. Markham Village HCD	HE 20 125271	New pedestrian walkways and rear patio space in pavers

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:

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MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: September 9, 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
10346 McCowan Rd	HP 20 121112	New septic system

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: 10346 McCowan Rd.

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MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: September 9, 2020

SUBJECT: Proposed Demolitions – Rouge National Urban Park
Council Resolution

Issue: Proposed Demolition of Cultural Heritage Resources in Rouge National Urban Park

Background:

- Parks Canada notified the City that for health and safety reasons, they were planning to decommission three failing houses in the Markham/York Region portion of the Park. According to Parks Canada, these houses have no or very low heritage value and pose significant safety and liability risks.
- Parks Canada noted that it remains committed to working with and engaging with Markham on cultural heritage protection, but that these houses are too far gone.
- Of the three structures identified for demolition, two are on the *Markham Register of Property of Cultural Heritage Value or Interest*. One is designated under the Ontario Heritage Act and the other is listed.

Status/ Staff Comment

- See attached staff report on this matter.

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive as information.

Attachment – Staff Report and Council Resolution

File:Q:\Development\Heritage\SUBJECT\Rouge Park\Demolitions 2020\HM Sept 9 2020 demo info.doc



RESOLUTION OF COUNCIL MEETING NO.14 DATED AUGUST 25, 2020

11. NEW/OTHER BUSINESS

11.3 [NEW/ OTHER BUSINESS - PROPOSED DEMOLITIONS - ROUGE NATIONAL URBAN PARK \(10.0\)](#)

1. That the staff report entitled “Proposed Demolitions – Rouge National Urban Park”, dated August 25, 2020, be received; and,
2. That Rouge National Urban Park staff be requested to confirm if any alternative retention options for the structures were considered, such as marketing the buildings for long term residential lease in exchange for necessary renovations, the exploration of adaptive re-use opportunities, or advertising the availability of the structures for relocation or salvage opportunities; and,
3. That if demolition is to be pursued, Rouge National Urban Park staff be requested to follow Markham’s standard Building Code application requirements as it applies to the proposed demolition of structures within the City, and that any municipal application fees be waived; and,
4. That the two structures which are identified on the Markham Register of Property of Cultural Heritage Value or Interest be circulated to the Heritage Markham Committee for comment; and further,
5. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

A handwritten signature in black ink, appearing to read 'Kimberley Kitteringham', with a horizontal line extending to the right.

Kimberley Kitteringham
City Clerk

[Appendix A](#)

cc: A. Prasad
B. Karumanchery
G. Seaman
R. Blake
R. Hutcheson



Report to: Council

Meeting Date: August 25, 2020

SUBJECT: Proposed Demolitions – Rouge National Urban Park
PREPARED BY: Regan Hutcheson, Manager, Heritage Planning, ext. 2080
REVIEWED BY: Ron Blake, Senior Development Manager, ext. 2300

RECOMMENDATION:

- 1) That the staff report entitled “Proposed Demolitions – Rouge National Urban Park”, dated August 25, 2020, be received;
- 2) That Rouge National Urban Park staff be requested to confirm if any alternative retention options for the structures were considered, such as marketing the buildings for long term residential lease in exchange for necessary renovations, the exploration of adaptive re-use opportunities, or advertising the availability of the structures for relocation or salvage opportunities;
- 3) That if demolition is to be pursued, Rouge National Urban Park staff be requested to follow Markham’s standard Building Code application requirements as it applies to the proposed demolition of structures within the City, and that any municipal application fees be waived;
- 4) That the two structures which are identified on the Markham Register of Property of Cultural Heritage Value or Interest be circulated to the Heritage Markham Committee for comment;
- 5) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To inform Council of the notification by Parks Canada of the proposed demolition of three structures located in Rouge National Urban Park of which two properties are cultural heritage resources.

BACKGROUND:

Rouge National Urban Park has notified the City of proposed demolitions

On July 17, 2020 Parks Canada notified the City that for health and safety reasons, they are planning to decommission three failing houses in the Markham/York Region portion of the Park later this summer. According to Parks Canada, these houses have no or very low heritage value and pose significant safety and liability risks.

Parks Canada noted that it remains committed to working with and engaging with Markham on cultural heritage protection, but unfortunately, these houses are too far gone.

Two of the identified structures are cultural heritage resources

Of the three structures identified for demolition, two are on the *Markham Register of Property of Cultural Heritage Value or Interest*. One is designated under the Ontario Heritage Act and the other is listed.

-
- 9619 Reesor Road – John Hand House, c.1855, listed on the Register.
 - 11122 Reesor Road – Noble Tenant Farmer’s House, c.1840 – designated under By-law 2012 – 75. One of the “Markham 8” properties designated and previously leased by the City to preserve them while owned by Transport Canada.

The structure at 9139 Reesor Road is not a heritage property and is in poor condition.

OPTIONS/ DISCUSSION:

City staff visited the sites of the structures proposed for demolition

Staff visited the properties on August 7, 2020. There are two structures at 9139 Reesor Road (a possible former dwelling or accessory building, and a barn). The first structure is in very poor condition with collapsing roof and walls. The barn is in a better condition and it is unclear if it is part of the demolition request.

The two cultural heritage resources (John Hand House at 9619 Reesor Road and Noble Tenant Farmer’s House) are both vacant and have been for many years, and are in a declining state. Both structures do not appear to have had any maintenance or improvements undertaken in many years. However, it is Heritage staff’s opinion that both appear salvageable, but require investment.

Comments on Parks Canada’s approach to managing its properties

Heritage staff were asked in November 2019 by Parks Canada to offer any suggestions or feedback on how the cultural heritage resource properties were to be managed. City staff indicated:

- A desire for a better understanding of the protocol and policy that will be associated with the each of the new heritage property classifications;
- That the currently vacant structures identified in the highest classification category (blue) by Parks Canada be repaired and inhabited once again;
- That tenants should be retained in all heritage properties (as the best manner to ensure ongoing protection and preservation), and encouraged the long term leasing of heritage properties for both residential and commercial uses, especially when large scale investment is required by the lease holder to maintain and rehabilitate the building;
- A request to apply for any demolition permits through the Markham Building Department as Transport Canada had previously done, and at a minimum, notify the City if demolition was to occur; and
- That if it was found necessary to remove a heritage resource, the availability of the resource should be advertised for potential relocation or the salvage of building components by others. A sustainable approach to keep materials out of landfill.

The exploration of alternative retention options

It would be helpful to know if Parks Canada considered alternatives to demolition, such as marketing the buildings for long term residential leases (perhaps at reduced rates) in exchange for undertaking costly rehabilitation and renovations, exploration of adaptive

re-use opportunities, or advertising the availability of the structures for relocation elsewhere or salvage opportunities. If these options have not yet been exhausted, then the City encourages Parks Canada to do so, and to only consider demolition as a last resort due to health and safety concerns.

Municipal permits should be acquired if demolition is to be pursued

If demolition is to be pursued, Rouge National Urban Park staff are requested to follow Markham's standard business practice as it applies to the proposed demolition of structures within the City. This would involve applying for a demolition permit for each property through the Markham Building Department. It is suggested that any municipal permit application fees be waived.

Review by Heritage Markham Committee

As two of the properties are on the *Markham Register of Property of Cultural Heritage Value or Interest*, the proposed demolition of these cultural heritage resources would be reviewed by the Heritage Markham Committee for the benefit of Markham Council.

FINANCIAL CONSIDERATIONS

As the senior level government entity, Parks Canada is not required follow City processes, however to encourage voluntary participation, it is recommended that any municipal permit application fees be waived

HUMAN RESOURCES CONSIDERATIONS

Not Applicable

ALIGNMENT WITH STRATEGIC PRIORITIES:

Protecting cultural heritage resources is a key objective in the Growth Management for the City. Supporting Rouge National Urban Park is aligned with Building Markham's Future Together 2020-2023.

BUSINESS UNITS CONSULTED AND AFFECTED:

Planning and Urban Design (Heritage), Sustainability and Asset Management; CAO Office

RECOMMENDED BY:

Biju Karumanchery, RPP, MCIP
Director of Planning and Urban Design

Arvin Prasad, MPA, RPP, MCIP
Commissioner of Development
Services

Graham Seaman, P.Eng., LEED AP, CEM
Director, Sustainability & Asset Management

ATTACHMENTS:

Appendix A - Photographs

Report - Parks Canada – Proposed Demolitions

Appendix A – Photographs

11122 Reesor Road – Noble Tenant Farmer’s House, c.1840, individually designated



(2004, when occupied)



(Current Photo, vacant)

9619 Reesor Road – John Hand House, c.1855, listed on the Register.



(front)



(Current, rear wing)

9139 Reesor Road, non-heritage



Q:\Development\Heritage\SUBJECT\Rouge Park\Demolitions 2020\Appendix A to August 25 Council report Rouge Park.doc



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: September 9, 2020

SUBJECT: Building Permit Application
7792 Highway 7 E., Locust Hill
HP 20 124512

Property/Building Description: 1-1/2 storey single detached dwelling constructed c. 1917

Use: Residential

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

Application/Proposal

- The owner has submitted a building permit application to construct a two storey addition with an attached garage to the rear of the existing heritage dwelling;

Background

- Because this property is only listed on the Register, and is not Designated under Part IV of the Ontario Heritage Act, only a building permit is required to authorize construction, and not Site Plan Approval as is required for designated buildings;
- However, building permits for properties listed on the Register are circulated to Heritage Section staff to review, and they may also be reviewed by Heritage Markham to ensure that the proposed changes do not negatively impact the heritage resource. If in the opinion of Heritage Staff and/or Heritage Markham the proposed alterations negatively impact the heritage resource, designation under Part IV of the Ontario Heritage Act may be recommended to Council in an effort to better regulate proposed exterior alterations.

Staff Comment

- In the opinion of staff, the proposed addition is sensitively designed to respect and reflect the architecture of the existing heritage dwelling and would comply with the guidelines and policies for new additions contained in the City's various Heritage Conservation District Plans;

- Staff note that the application proposes to remove a roof dormer from both the east and west roof slopes and modify the first floor west elevation with the introduction of a sliding door access to a new side deck. These changes would not appear to be detrimental to the heritage character of the building.
- Therefore staff recommends that final review of the building permit application be delegated to Heritage Section staff, and that Heritage Markham has no objection from a heritage perspective.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed two storey addition to the heritage dwelling at 7792 Highway 7 E. and the proposed alterations to the original house;

AND THAT final review of the building permit application HP 20 124512 for 7792 Hwy. 7 E be delegated to Heritage Section Staff;

File: 7792 Hwy. 7 E.

7792 Highway 7 E., Locust Hill



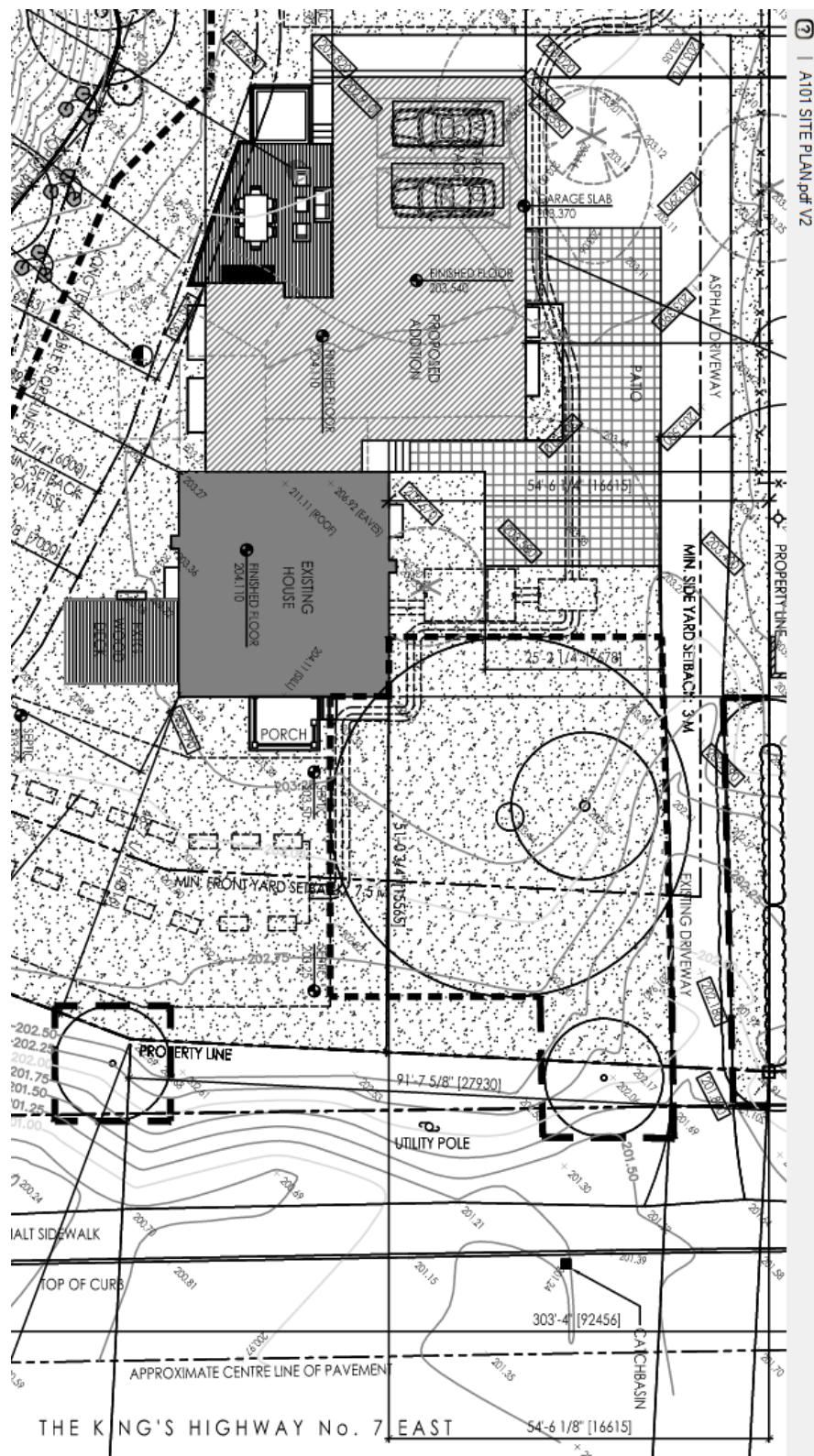
2019 View (Google Streetscape)



Staff Photos from 2004



Proposed Site Plan



Proposed Street Facing Elevation

7 | A401 SOUTH ELEVATION PROPOSED.pdf V1



Proposed North Elevation



Proposed East Elevation



Proposed West Elevation





MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager of Heritage Planning

DATE: September 9, 2020

SUBJECT: Heritage Permit Applications
3 Victoria Lane and 31 Victoria Ave., Unionville Conservation District
HE 20 125034 & HE 20 125580

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and 31 Victoria is identified as a Type 'A' building or buildings that define the heritage character of the district.
3 Victoria Lane is a new dwelling

Application/Proposal

- The owner of 3 Victoria Lane is seeking approval for a 5 ft. tall black chain link fence that was installed without a permit along the boundary of their neighbour to the north at 31 Victoria Ave. and along the publicly owned land adjacent to the pedestrian pathway and bridge over Bruce Creek;
- At the same time, the owner of 31 Victoria Ave. is seeking approval for a new wooden picket fence on the same shared boundary with the owner of 3 Victoria Lane;

Staff Comment

- The Unionville Heritage Conservation District Plan contains guidelines on the types of fences which are appropriate for front, as well as for backyards that are adjacent to the street and visible.
- The District Plan identifies chain link fence as being inappropriate for front yards due to their high visibility from the public realm, but the plan is silent on whether chain link fence is appropriate for rear yards that are not visible from the public realm;
- In cases where back yard fences are adjacent to the street and are visible, it is recommended that "special attention should be paid to ensure that the fencing treatment is compatible with the heritage context of the district", and the guideline recommends simple wooden board fences for these situations;

- It is also useful to note that in Markham's two newest heritage plans - Thornhill Heritage Conservation District Plan (2007) and Buttonville Heritage Conservation District Plan (2011) the guidelines for backyard fencing indicate that wooden fences are preferred, but "if a chain link fence is used, it should be black or dark green in colour". These Plans assume the use of chain link would be in a back yard situation where visibility from the public realm would be minimal.
- Although the chain link fence already installed by the owner of 3 Victoria Lane is not adjacent to the street (either Victoria Lane or Victoria Avenue), it is visible from the public realm of the pedestrian pathway and bridge that provide access to the adjacent valley lands from the east end of Victoria Avenue.
- What one must consider when reviewing the permit application is whether the chain link fence is detrimental to the heritage character of the Unionville Heritage Conservation District. Considerations include:
 - Chain link is not identified as the preferred type of rear yard fencing in this area, but it is permitted in other heritage conservation districts in the City. It has also been installed along parts of the railway ROW in the District for public safety;
 - Dark colour chain link often disappears especially if vegetation is planted adjacent to it.
 - The current chain link fencing is highly visible from the public ROW (walkway)
- Staff has no objection to the application for the picket fence treatment requested by the owner of 31 Victoria Avenue. This fence could replace the chain link fence or could be installed adjacent to it (if the chain link is supported).

Suggested Recommendation for Heritage Markham

31 Victoria Avenue

THAT the heritage permit application seeking permission to install a new wooden picket fence along the mutual property line of 31 Victoria Ave. and 3 Victoria Lane be approved from a heritage perspective and subject to complying with the City's Fence By-law.

3 Victoria Lane

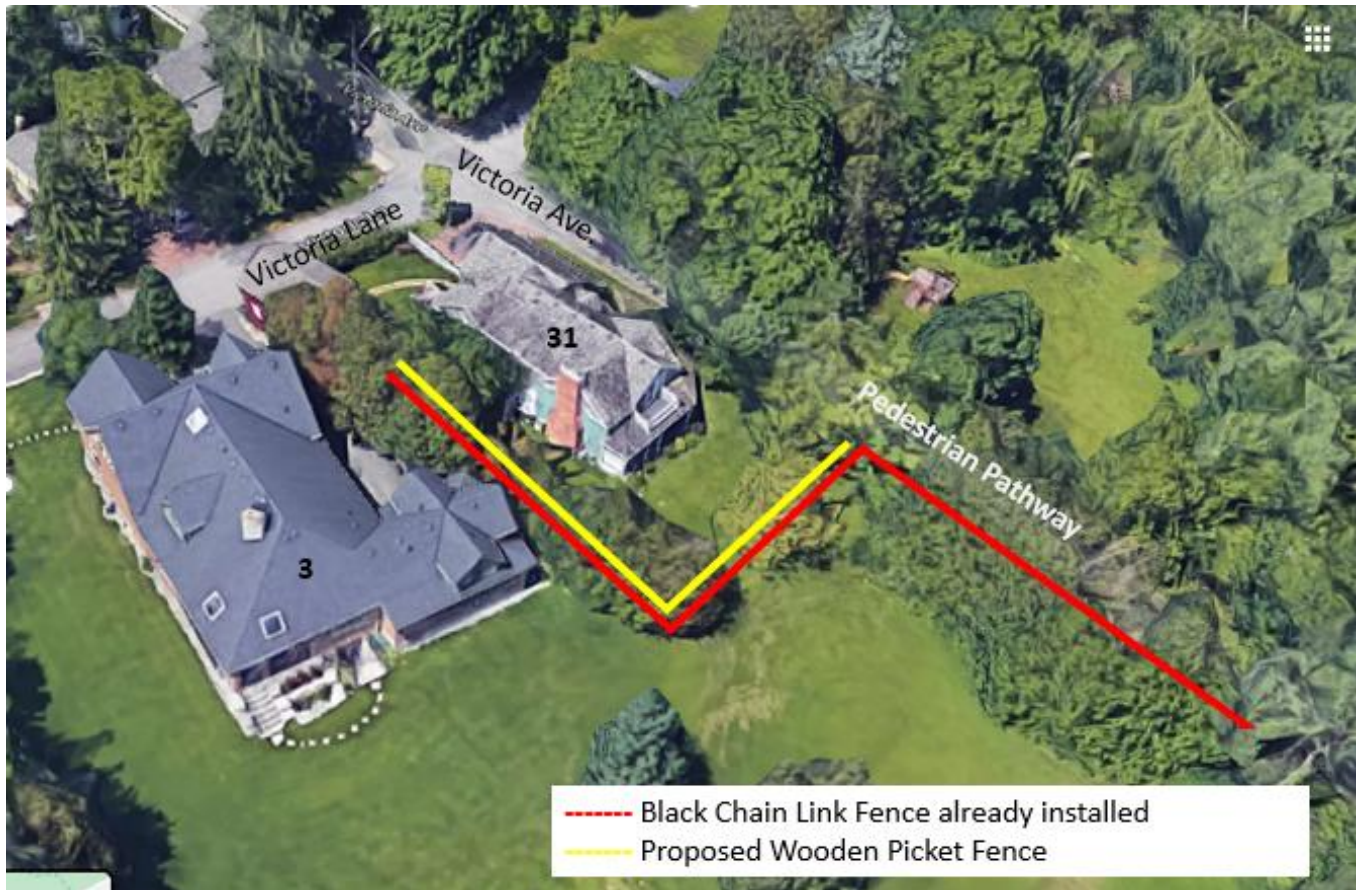
Options

a) THAT the heritage permit application seeking permission for an existing black chain link along the north and west property boundary be approved from a heritage perspective and subject to complying with the City's Fence By-law.

or

b) THAT the heritage permit seeking approval for the chain link fence installed without approval be denied from a heritage perspective and that the existing chain link fence be removed.

Aerial view showing the location of the existing black chain link fence (red) and proposed wooden picket fence (yellow).



Photograph of the existing unauthorized 5 ft. tall black chain link fence at the east boundary line of 31 Victoria Avenue.





Chain link fence – looking into the east yard of 31 Victoria Ave from the public laneway

Chain Link fencing along the pedestrian laneway leading to the bridge



Proposed wooden picket fence



Black Chain Link Fencing used along the railway corridor for safety reasons
Eureka Street adjacent to Stiver Mill



Main Street Unionville at rail crossing



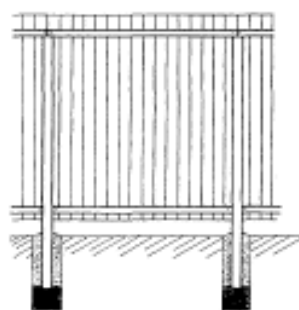
9.7 Landscape Features

9.7.3 backyard fences

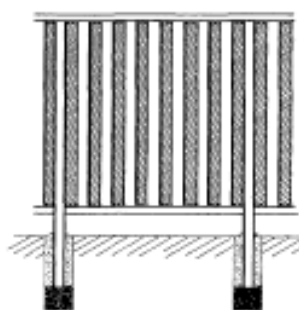
As a result of the historic lot plan of Unionville, it is often the case that rear yard fencing runs along the street, and is visible. In these cases in particular, special attention should be paid to ensuring that the fencing treatment is compatible with the Heritage District context. The general rule that simplicity is preferred should apply with regard to rear yard fencing in the District.

Guidelines

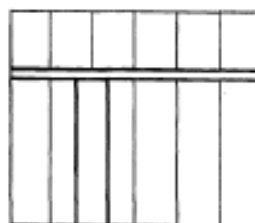
1. Wooden fences are preferred in the District. A straight board fence or a board on board fence are appropriate styles.
2. Where historic fences or hedges exist, they should be retained.



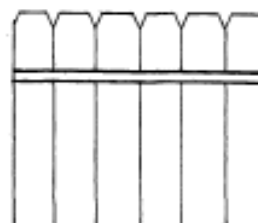
1.



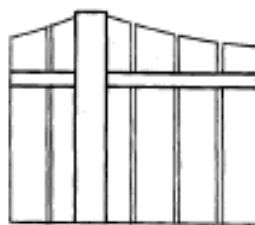
2.



Clean straight fence top



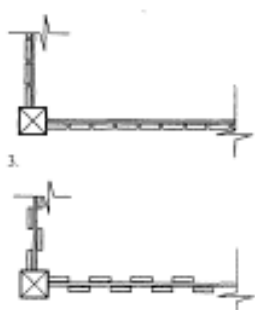
Dog-eared fence top



Beveled fence top (shallow curve only)



Fence top flush with stringer



3.

4.

1. Far left: Straight board fence with regular placement of boards, showing ground connection.

2. Second from left: Board-on-board fence showing alternating placement of boards and ground connection.

3. Top: plan of straight board fence, corresponding to fence section at far left.

4. Bottom: plan of board on board fence corresponding to fence section second from left.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: September 9, 2020

SUBJECT: Heritage Permit Application
8 David Gohn Circle, Markham Heritage Estates
The Pingle House
HE 20 124651

Property/Building Description: 1-1/2 storey single detached dwelling constructed c. 1855
Use: Residential
Heritage Status: Designated under Part IV of the Ontario Heritage Act

Application/Proposal

- The owner has submitted a heritage permit application seeking approval to replace the existing cedar roof with a new cedar roof and to install a new metal roof on the rear addition of the house as well as the relocated heritage barn (now converted to a garage);

Background

- The owner applied for, and was awarded a maximum grant of \$7,500.00 through the 2020 Designated Heritage Property Grant Program to replace the existing cedar roof of the house with new cedar shingles;
- In order to receive a grant exceeding \$5,000.00 the owner must also enter into a Heritage Conservation Easement agreement with the City;

Staff Comment

- Although cedar shingle roofs were overwhelmingly the most common type of roofing used on 19th century homes in Markham, metal roofs were also historically used on some outbuildings or barns or on farmhouses in the early 20th century as a cost effective replacement for cedar shingles. However the use of metal roofing on dwellings does not appear to be a common feature in Markham;
- Salvaged metal roofs, or new metal roofs closely matching the profiles and finishes of vintage metal roofs may be appropriate for accessory buildings in Heritage Estates.

- Staff has reviewed applications to install metal roofing in Heritage Estates on a case by case basis taking into consideration the exposure, finish and profile of the proposed metal roof and what building or portion of the house the metal roof is proposed for;
- Although most of the metal roofs found in Heritage Estates are on garage accessory buildings, a salvaged galvanized metal roof was approved for the new rear addition to the house at 10 Heritage Corner's Lane;
- Cedar shingles are the specified roofing material for an addition to a dwelling in Heritage Estates and this is still the preferred approach as it provides a historically accurate and consistent roofscape for Markham's unique showplace.
- In this particular case at 8 David Gohn Circle, Staff notes that most of the roof of the addition is not readily visible from the public realm of the street, and the portion that is, is generally far enough back to have minimal visual impact;
- Therefore a galvanized metal roof for the rear addition of 8 David Gohn Circle could be considered provided the finish and profile matches those of historical metal roofs in Markham, as close as possible. **It should be acknowledged that approval of this could further set a precedent for the use of metal roofs on additions in Markham Heritage Estates.**
- Staff is still of the opinion that metal roofs are not appropriate for the actual heritage homes relocated to Markham Heritage Estates, unless there is photographic, physical, or documentary evidence that the relocated home had a metal roof when originally constructed. This is based on the City of Markham's stated intent to maintain Markham Heritage Estates as a showcase of the best heritage conservation and restoration practices, where accurate restoration is a fundamental and strict requirement.

Suggested Recommendation for Heritage Markham

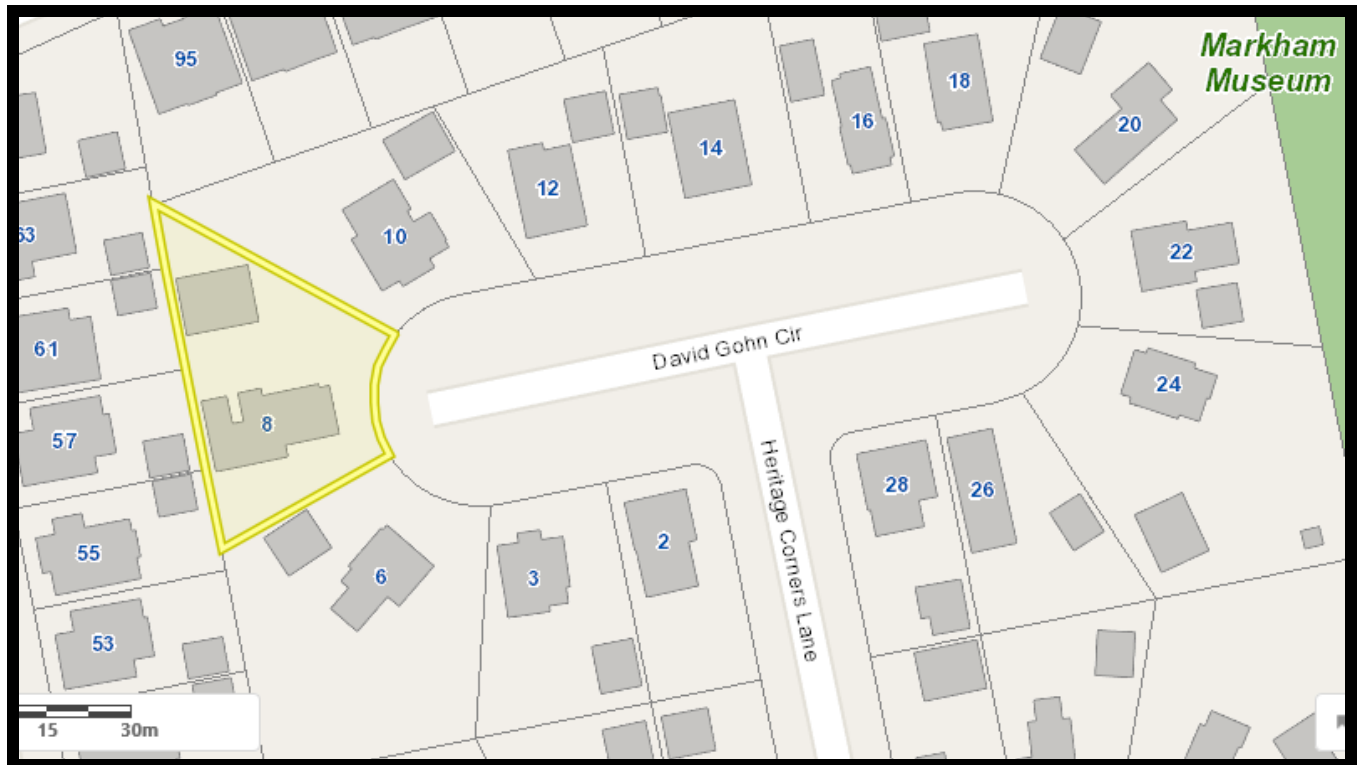
THAT Heritage Markham has no objection to installation of a galvanized metal roof on the addition to the dwelling at 8 David Gohn Circle provided the finish and profile matches that of historical metal roofs in Markham as close as possible;

THAT Heritage Markham has no objection to the installation of a galvanized metal roof on the garage/accessory building at 8 David Gohn Circle provided the finish and profile matches that of historical metal roofs in Markham as close as possible;

AND THAT Heritage Section staff be delegated final review of the heritage permit application to install metal roofing at 8 David Gohn Circle.

File: 8 David Gohn Circle

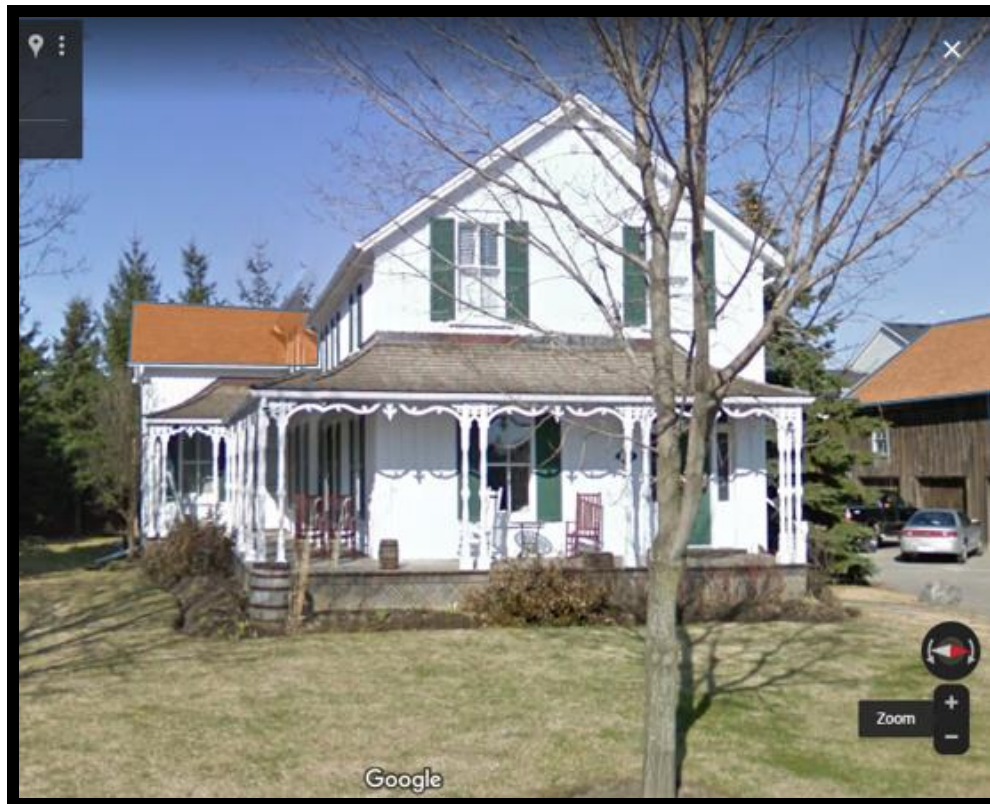
8 David Gohn Circle, Markham Heritage Estates



Roof area highlighted in blue is where the applicant wishes to install metal roofing rather than cedar shingles.



Google Street View Image from 2009 showing visibility of proposed metal roofs in orange colour



2018 Google Streetscape – mature vegetation provides extensive coverage in summer months



2018 Google Streetscape – mature vegetation provides extensive coverage in summer months



Examples of new metal roofs on outbuildings in Markham Heritage Estates



Home at 10 Heritage Corners Lane with salvaged galvanized roofing on new addition





MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: September 9, 2020

SUBJECT: Heritage Permit Application
1 Church Lane, Thornhill Heritage Conservation District
HE 20 126092

Property/Building Description: Historic Cemetery established in 1867

Use: Cemetery

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

Application/Proposal

- The City has submitted a heritage permit seeking to install a new 4 ft. high wrought iron fence and gates after the existing wrought iron fence was badly damaged at the intersection of Church Lane and John Street by an automobile.

Background

- The existing simple wrought iron fence is listed as a heritage attribute in the Statement of Cultural Heritage Significance for this property in the Thornhill Heritage Conservation District Plan;
- The City has chosen to replace the existing wrought iron fence with a new wrought iron fence of a similar design as opposed to trying to repair and/or replicate the existing fence, and has indicated that the proposed new fence posts would be made of black painted tubular steel rather than wrought iron.

Staff Comment

- The proposed new wrought iron fence appears to be an acceptable solution as it maintains the historic character of the Thornhill Cemetery, and because the existing fence is a 20th century wrought iron fence. The particular details of the existing fence are not as significant as they would be if the fence were from 1867 when the cemetery was first established;
- Therefore staff recommends supporting the proposed new wrought iron fence and that final review of the heritage permit for the new wrought iron fence and gates at the Thornhill Cemetery be delegated to Heritage Section staff.

Suggested Recommendation for Heritage Markham

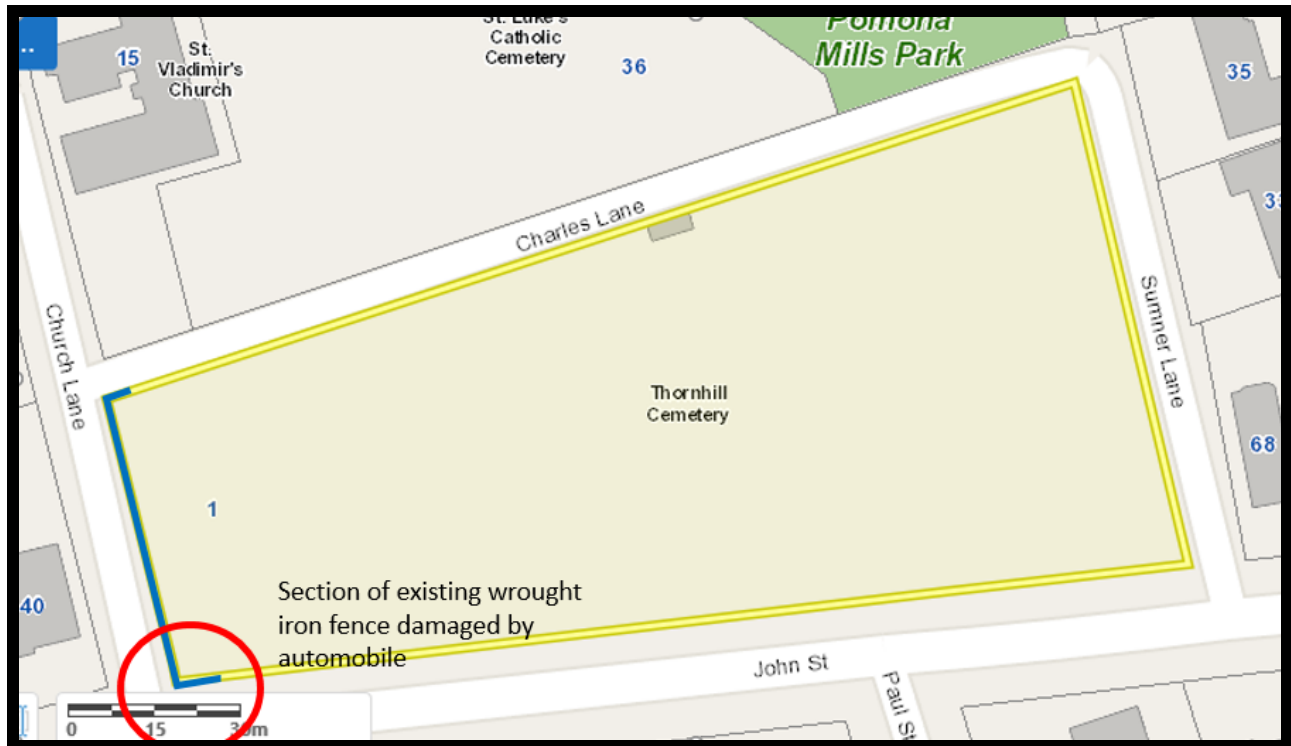
THAT Heritage Markham has no objection from a heritage perspective to the proposed new wrought iron fence to replace the damaged existing wrought iron fence at 1 Church Lane;

AND THAT final review of any matters related to the proposed new wrought iron fence be delegated to Heritage Section staff.

File: 1 Church Lane

Q:\Development\Heritage\PROPERTY\CHURCHLN\1\Heritage Markham Memo Fence Heritage Permit Sept 2020.doc

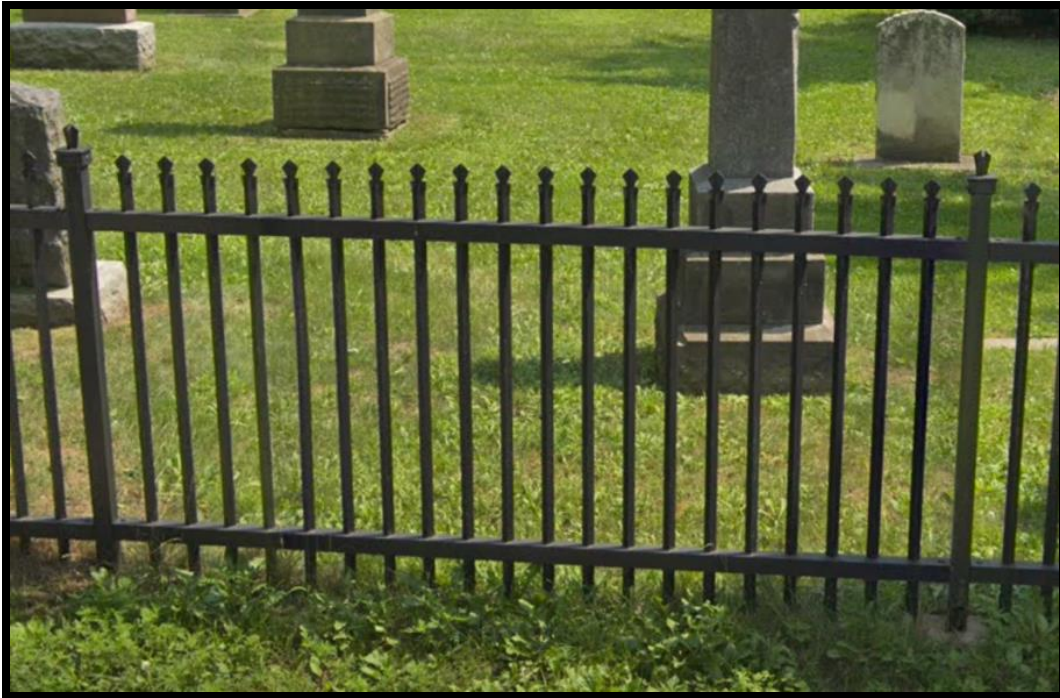
1 Church Lane, Thornhill Heritage Conservation District



Photograph of damage done to existing fence



Details of existing wrought iron fence



Detail of proposed replacement wrought iron fence with tubular steel posts





MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: Sept. 9, 2020

SUBJECT: Request for Feedback
7265 & 7323 Hwy. 7 E.
Options for Relocating the Abraham Reesor House & Frank Albert Reesor House
in a Draft Plan of Subdivision
SU 18 154617

Property/Building Descriptions: Abraham Reesor House 1-1/2 storey single detached dwelling constructed c. 1875 and the Frank Albert Reesor House c. 1922

Use: Residential

Heritage Status: Both Individually Designated under Part IV of the Ontario Heritage Act

Application/Proposal

- Lindwide Developments, the owners of both heritage homes, is seeking approval for the relocation of the two dwellings from their original locations to new residential lots within the plan of subdivision;

Background

- On April 8, 2018, Heritage Markham Committee indicated it did not support the proposed Zoning Amendment and Draft Plan of Subdivision applications for this area because they did not appropriately consider the retention of the Abraham Reesor and Frank Albert Reesor Houses as per the cultural heritage policies of the City's Official Plan.
- The applications were subsequently approved by Council. The owner indicated that matters related to preservation of these heritage dwellings within the proposed development could be adequately addressed prior to final registration of the plan of subdivision

- As a condition of approval, the owner has to retain the houses in locations within the Plan of Subdivision to be determined prior to Registration, to the satisfaction of the Director of Planning and Urban Design.
- The Abraham Reesor House at 7265 Highway 7 is situated within the proposed mixed-use high rise development block along Highway 7. The Frank Albert Reesor House is situated within the centre of a proposed Collector Road, Street 'A' in the draft plan. This road location is required as part of the fine-grain street network, as it aligns with Cornell Rouge Boulevard on the north side of Highway 7. Accordingly, this dwelling will need to be relocated and preserved elsewhere on the draft plan of subdivision.
- The owner has been working with Heritage Section staff and has identified three options for relocation (see attached).

Staff Comment

- Although the City's Official Plan policies related to Cultural Heritage Resources prefers the retention of heritage buildings on their original foundation in their original use, the land uses proposed for the land surrounding the existing heritage dwellings is not considered as compatible or feasible in the case of the road configuration as relocating them to a lower density residential portion of the subdivision;
- Of the three options proposed by Lindwide for relocating the heritage dwellings, Staff prefers Option 1 (Street D) for the following reasons:
 - The two Reesor houses are brought together rather than being separated in the subdivision;
 - The proposed lots are prominent on corners with detached garage facilities accessed off a common lane;
 - The lots offers relatively large parcels that can accommodate a garage, amenity area and possible future addition;
 - The lots are surrounded by lower density residential uses (townhouses); and
 - The original front façade orientation of both houses is maintained.
- Therefore staff recommends that this option be supported by Heritage Markham.
- It should be noted that the Abraham Reesor House is shown with a veranda that wraps around the east side of the house which is not accurate from a restoration perspective and would come right to the property line. This should be revised.

Suggested Recommendation for Heritage Markham

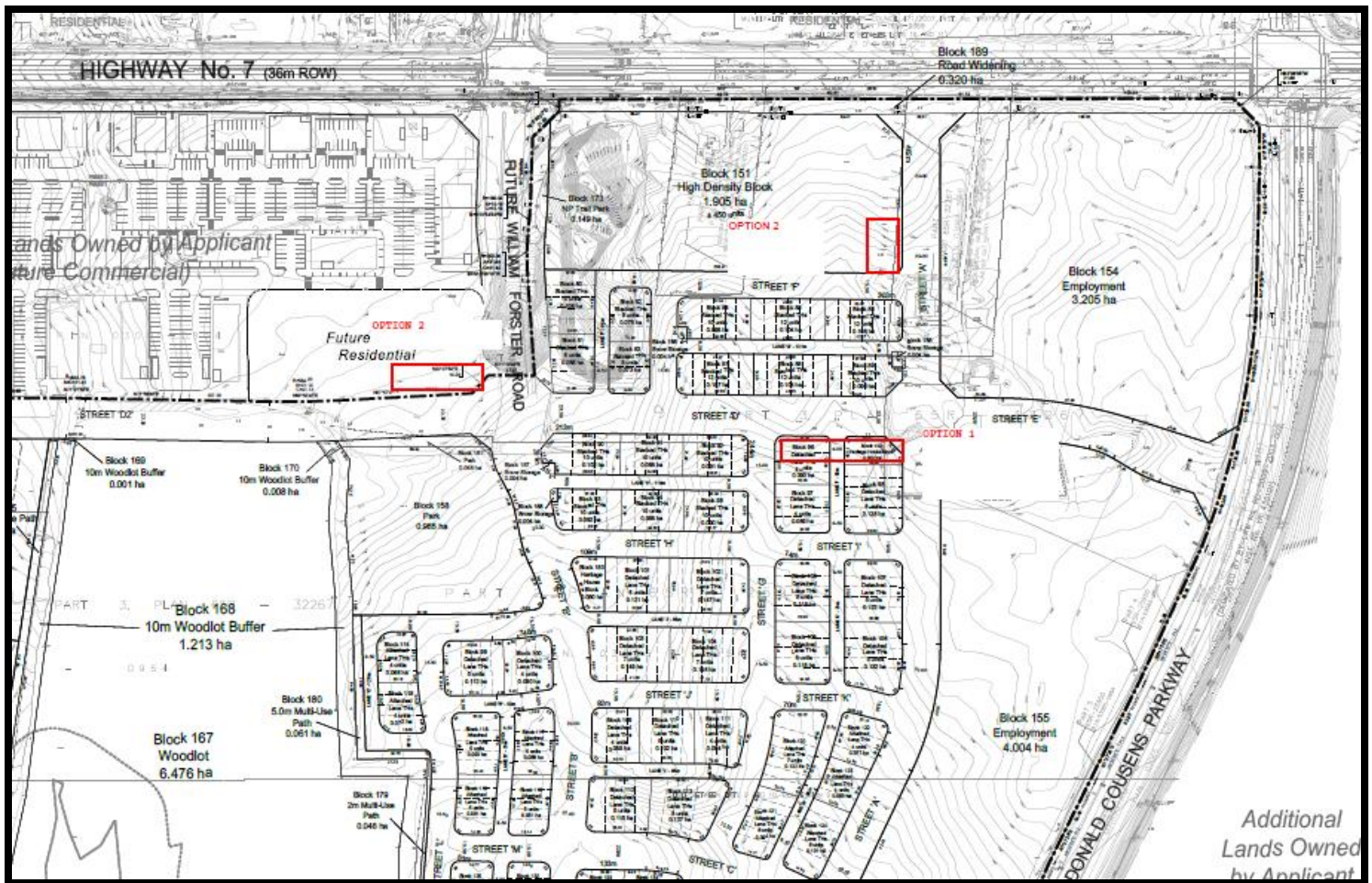
THAT Heritage Markham supports Option 1 and the associated lots proposed by Lindwide for the relocation of the Abraham Reesor and Frank Albert Reesor Houses.

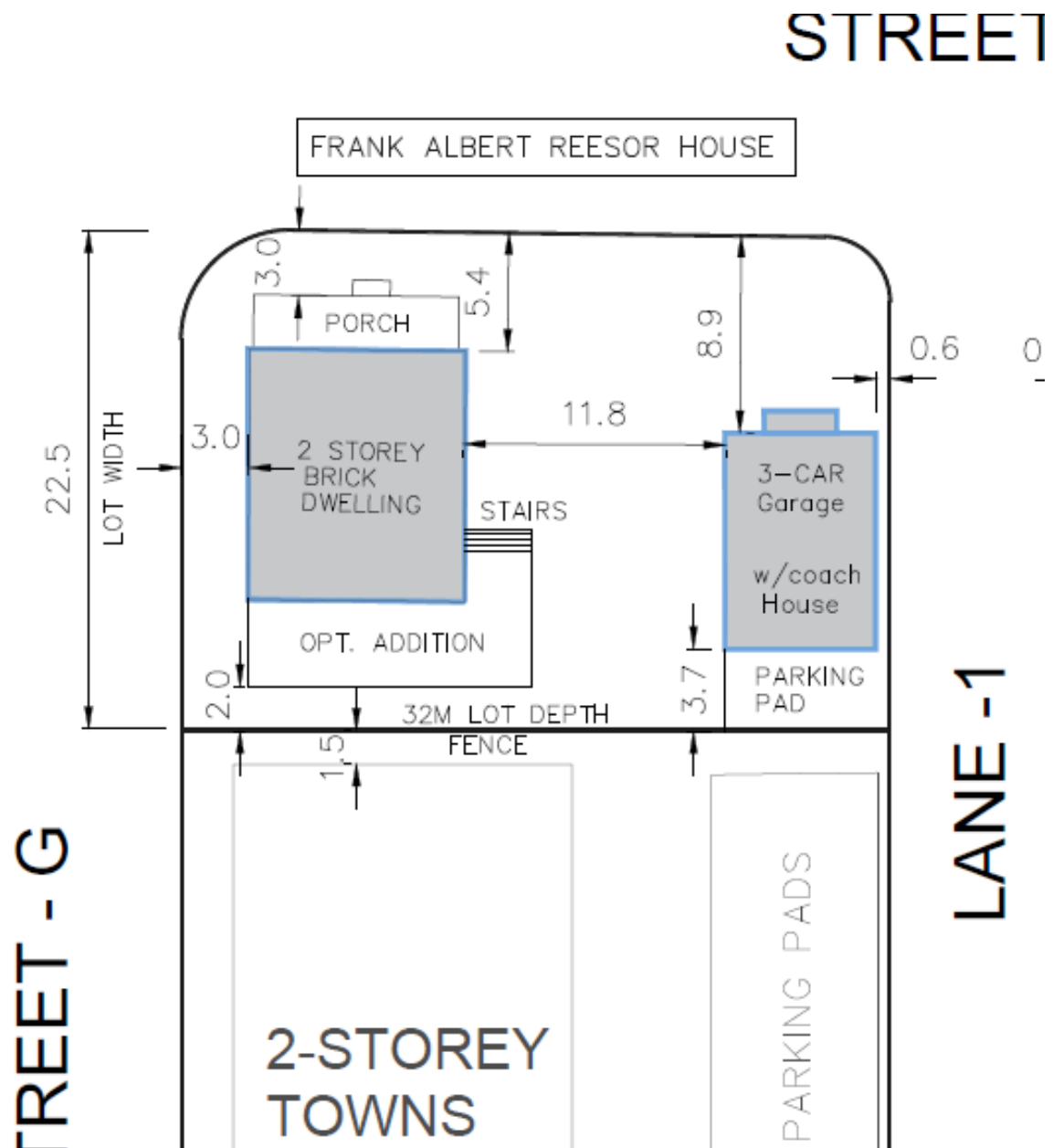
File: 7265 and 7323 Hwy. 7 E.

7265 & 7323 Reesor Road, Cornell



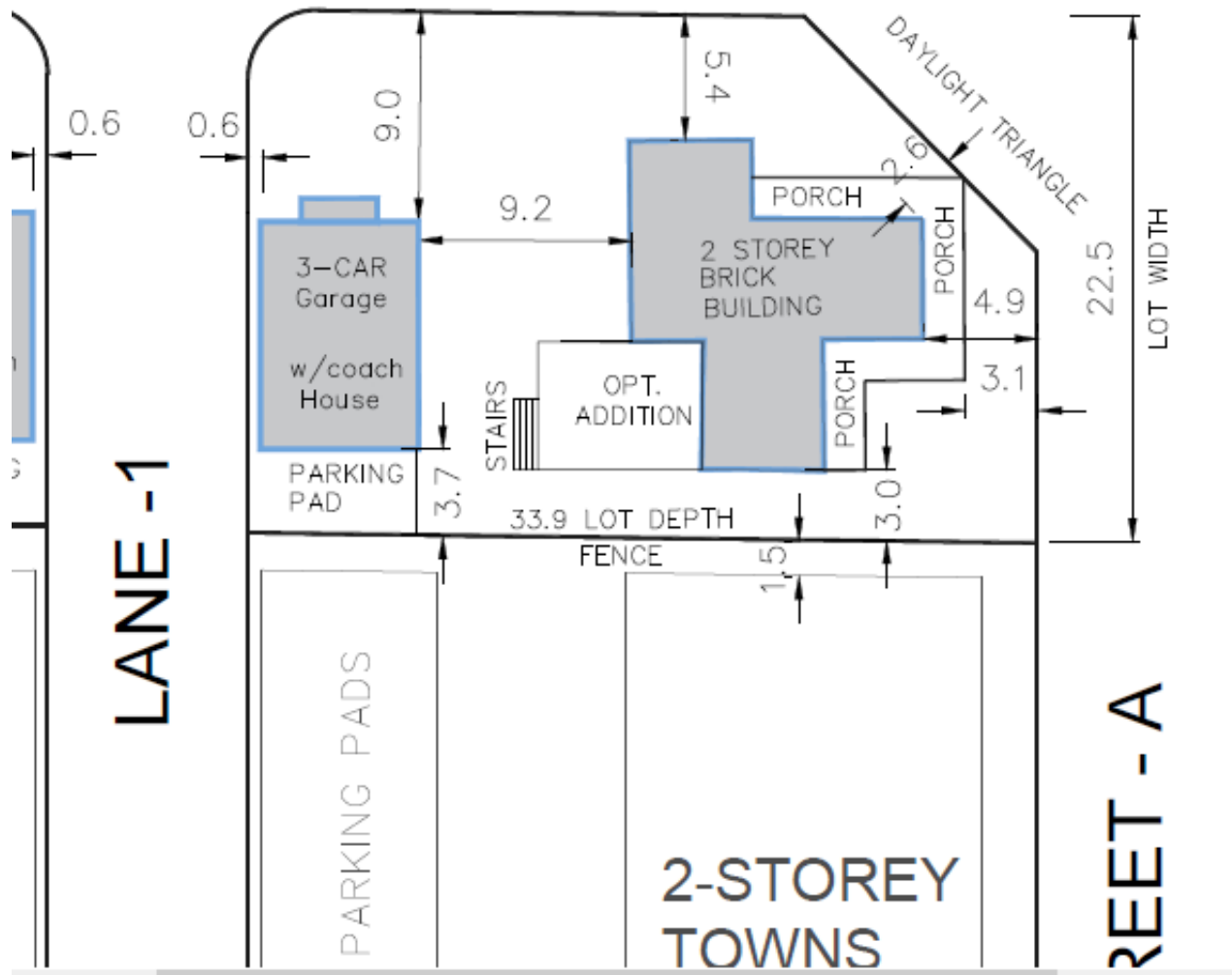
Options for relcoating heritage dwellings provided by Lindwide Developments





REET - D

ABRAHAM REESOR HOUSE





MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: September 9, 2020

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

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

Use: Accessory Building to Catholic Cemetery

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

Application/Proposal

- The owner would like to re-roof the building with a stone-coated metal roofing which has a much longer lifetime and guarantee than the existing asphalt shingles
- This matter was previously discussed by Heritage Markham in November 2019.
- A new sample has been submitted

Background

- Heritage Markham reviewed this at its November 14, 2019 meeting and requested to see a sample of the product in the proposed colour and design. See Heritage Markham Extract attached
- All four of the City's heritage conservation district plans do not permit metal roofing for use on heritage buildings;
- However, the subject building is not located within a heritage conservation district, is isolated from other buildings, and not visible from the public realm;
- Heritage Markham has approved metal roofs on some heritage buildings located in heritage conservation districts and in Markham Heritage Estates due to specific site conditions and applications, and because the metal roofing proposed was a traditional type such as standing seam, and corrugated, galvanized, metal panels or sheets;
- The proposed stone coated metal roofing panels are not a traditional type of metal roofing, but Heritage Markham did support their use on a modern two storey senior's residence in the Thornhill Heritage District because:

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

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

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

Staff Comment

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

Suggested Recommendation for Heritage Markham

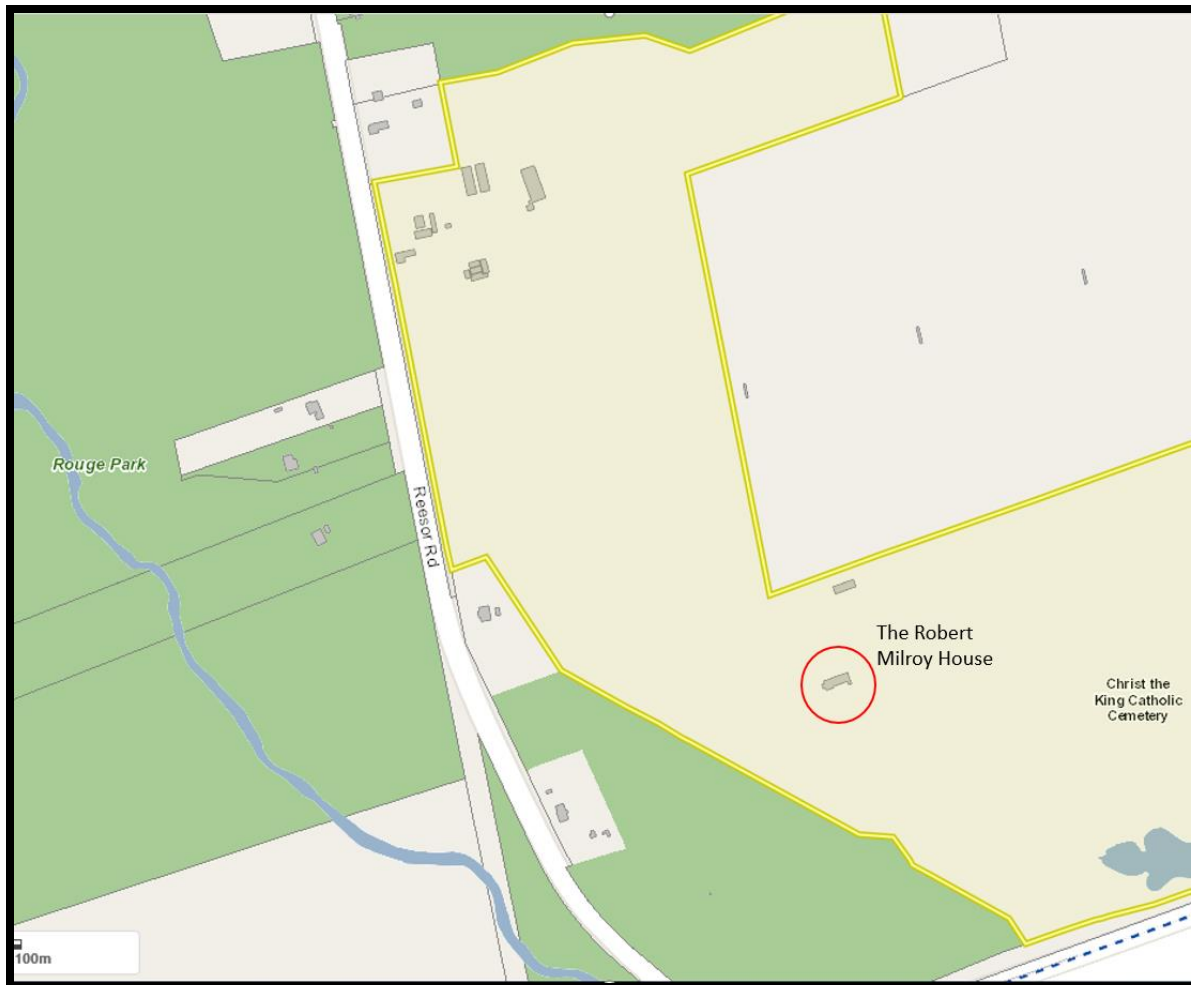
THAT Heritage Markham would prefer a traditional metal roofing type such as a standing seam roof or corrugated, galvanized metal panels or sheets as opposed to the proposed stone clad metal panels for the Robert Milroy House;

Q:\Development\Heritage\PROPERTY\REESOR\7111\HM Sept 9 2020 roof.doc

Preferred Product – Colour and Design



7111 Reesor Road, Markham

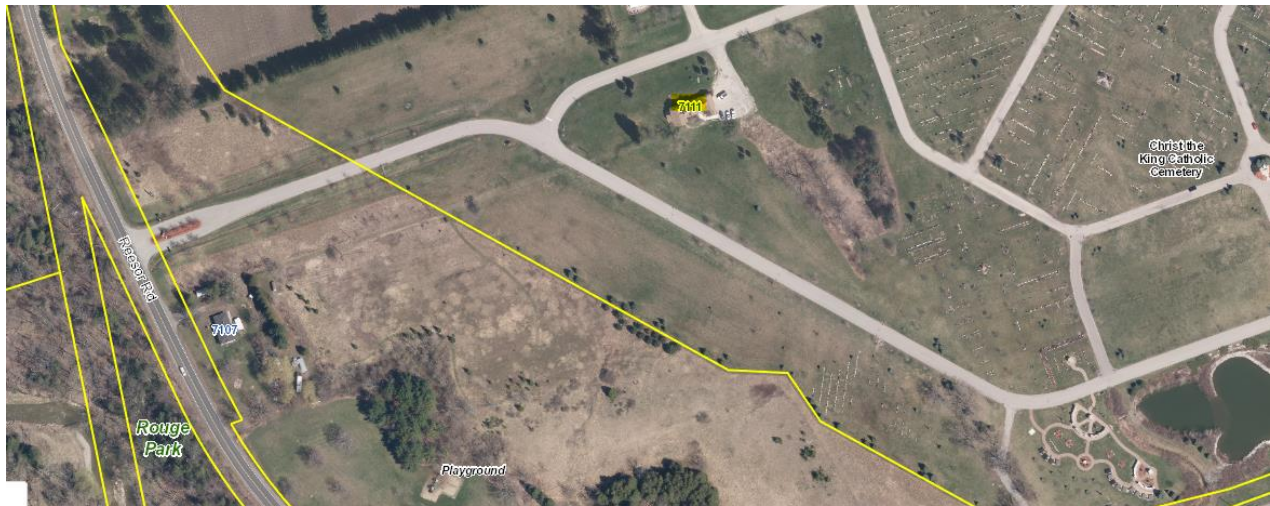


7111 Reesor Road, Markham
The Robert Milroy House



Older Photo (below)





HERITAGE MARKHAM EXTRACT

DATE: November 21, 2019

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

EXTRACT CONTAINING ITEM #17 OF THE ELEVENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON NOVEMBER 13, 2019.

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

Memorandum

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

The committee commented that it was difficult to assess whether the look of the proposed metal panels would be appropriate without seeing the product in person.

The committee requested to see a sample of the product in the proposed colour and design and to defer a recommendation until it was reviewed.

Recommendation:

That Heritage Markham defer providing a recommendation until a sample of the proposed roofing product in the correct colour and design is reviewed by the committee.

CARRIED



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: September 9, 2020

SUBJECT: Staff Presentation
Incorporating Cultural Heritage Resources in New Development

Project: Incorporating Cultural Heritage Resources in New Development

Background:

- Some background research being prepared by staff on this matter.
- Examples of incorporating resources in residential use as well as a few examples of non-residential. Demonstrates what works well and what doesn't.

Status/ Staff Comment

- Staff will provide a Powerpoint presentation (if time permits) for educational purposes.

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee receive as information.

File:

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