



# Heritage Markham Committee Agenda

April 14, 2021, 7:00 PM

Electronic Meeting

The Fourth Heritage Markham Committee Meeting of  
The Corporation of The City of Markham in the year 2021.

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

That the April 14, 2021 Heritage Markham Committee agenda be approved.

#### 3.2. MINUTES OF THE MARCH 10, 2021 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

9

See attached material.

That the minutes of the Heritage Markham Committee meeting held on March  
10, 2021 be received and adopted.

### 4. PART TWO - DEPUTATIONS

#### 4.1. PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

21

10379 AND 10411 KENNEDY ROAD  
MINOTAR HOLDINGS INC AND HAL-VAN 5.5 INVESTMENTS LTD.  
(16.11)

FILE NUMBER:

PLAN 20 133038

Extracts:

R.Hutcheson, Manager, Heritage Planning

D. Brutto, Senior Planner, Planning & Urban Design

See attached staff memorandum and material.

Recommendation:

If the Committee wishes to see the two buildings remain in residential use on their original sites – Option 1 could be considered. If the Committee supports one building being relocated to be adjoining the other and facing onto Kennedy Road in residential use, Option 2 could be considered:

Option 1

That Heritage Markham Committee recommends that the plan of subdivision be re-designed to retain the two historic Sommerfeldt Houses at their original locations on larger lots in order to provide more space for future additions, amenity space or garages, and improve the architectural compatibility and relationship with adjacent townhouse blocks.

Or

Option 2

That Heritage Markham Committee recommends that the plan of subdivision be re-designed to place the two historic Sommerfeldt Houses together on larger lots facing onto Kennedy Road (both houses could be relocated to new lots facing Kennedy or 10379 Kennedy Road could be relocated to be adjacent to 10411 Kennedy Road which would be retained on its original site).

If the Committee wishes to see the two buildings relocated to the Mixed Use Mid-Rise Block as per the applicant's initial plan, the following recommendation could be considered:

Option 3

That Heritage Markham Committee has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) and adapted to either residential or non-residential uses subject to the submission of a building relocation plan.

To be included in any selected Option

That the City's standard heritage requirements as noted in the March 10, 2021 staff memorandum to Heritage Markham be conditions of draft approval for the plan of subdivision and/or included in the Subdivision Agreement;

That consideration be given to utilizing historic family names from this area for

park and street names in the subdivision;

And that the owner address identified maintenance issues immediately to eliminate further damage to the buildings, including:

10379 Kennedy Road:

- Repair water damage between second floor bathroom and kitchen;
- Repair of original windows to ensure adequate closure;
- Repair of roof of main house
- Removal of overgrown vegetation around the house.
- Proper boarding when the house becomes vacant.

10411 Kennedy Road:

- Repair water damage in roof framing, particular to the north-east corner of the main building;
  - Repair of original windows to ensure adequate closure and repair or replace, if necessary, broken or missing window panes;
  - Repair front entryway (including door frame and door) where there is water damage (i.e. decaying wood),
  - Repair of roof of main house
  - Repair or replace spalling/ broken brick and repoint where necessary;
  - Removal of overgrown vegetation around the house
  - Proper boarding when the house becomes vacant.
- and if necessary By-law Enforcement be requested to become involved.

## 5. PART THREE - CONSENT

### 5.1. HERITAGE PERMIT APPLICATIONS

46

#### DELEGATED APPROVAL

#### HERITAGE PERMITS APPROVED BY HERITAGE SECTION STAFF

146 AND 185 MAIN ST., UHCD

7 HERITAGE CORNERS LANE, MARKHAM HERITAGE ESTATES

5 HERITAGE CORNERS LANE, MARKHAM HERITAGE ESTATES

12 GEORGE STREET, MVHCD (16.11)

#### FILE NUMBERS:

- HE 21 109127
- HE 21 111010
- HE 21 111339
- HE 21 111755

#### Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff 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

48

### DELEGATED APPROVAL BY HERITAGE SECTION STAFF

### PERMITS APPROVED BY HERITAGE SECTION STAFF

2 MARIE COURT, 248 MAIN ST. U., 9899 MARKHAM RD. (16.11)

FILE NUMBERS:

- HP 21 106646
- HP 20 128457
- AL 21 110061

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum.

Recommendation:

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

## 6. PART FOUR - REGULAR

### 6.1. REQUEST FOR FEEDBACK

49

### PROPOSED ALTERATION OF DESIGNATED INTERIOR FEATURES, STIVER HOUSE

206 MAIN STREET

UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER: N/A

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

See attached memorandum and material.

Recommendation:

THAT Heritage Markham does not support the proposed removal of sections of interior plaster walls and historic baseboards of the historic Stiver House identified in the designation By-law to accommodate a potential retail occupant.

**6.2. SITE PLAN CONTROL APPLICATION AND VARIANCE APPLICATIONS**

54

**PROPOSED RECONSTRUCTION OF FIRE DAMAGED DWELLING  
32 COLBORNE ST.  
THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)**

FILE NUMBER:  
SPC 20 131842

Extracts:

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

See attached memorandum and material.

Recommendation:

THAT Heritage Markham has no objection to the design of the proposed rebuilding of 32 Colborne St. from a heritage perspective and the identified variances, subject to the following:

- that the front veranda is deleted in front of the eastern bay of the proposed dwelling;
- that any modern glazing addresses the City of Markham's Bird Friendly Guidelines; and
- that the 6/6/window panes/divisions treatment on the visible elevations be consistent and reflect traditional shapes, and include a sill.

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

AND THAT final review of the site plan and any variance application in support of the proposed design reviewed by the Committee be delegated to Heritage Section staff.

**6.3. NOTICE OF INTENTION TO DEMOLISH**

70

**32 JOSEPH STREET  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

FILE NUMBER: N/A

Extracts:

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

See attached memorandum and material.

Recommendation:

THAT notwithstanding the existing policies regarding the demolition of Type

‘B’ buildings contained in the Markham Village Heritage Conservation District Plan, Heritage Markham has no objection to the demolition of the existing detached dwelling and garage at 32 Joseph Street, subject to the owner obtaining Site Plan Approval for a new dwelling, as the existing building does not significantly contribute to the heritage character of the District;

AND THAT the future updating of the Markham Village Heritage Conservation District Plan provide greater clarity regarding the demolition of complementary buildings to provide greater certainty to the potential purchasers of these properties.

Or

THAT Heritage Markham in accordance with the policies contained in the Markham Village Heritage Conservation District Plan regarding the demolition of Type ‘B’ buildings does not support the demolition of the existing detached dwelling at 29 Joseph Street because it is relatively significant in contributing to the overall heritage character of the district and encourages the owner to design a compatible addition, but has no objection to the demolition of the existing detached garage;

AND THAT the future updating of the Markham Village Heritage Conservation District Plan provide greater clarity regarding the demolition of non-heritage complementary buildings to provide greater certainty to the potential purchasers of these properties.

#### 6.4. SITE PLAN CONTROL APPLICATION

75

##### **PROPOSED REDEVELOPMENT OF EXISTING ESSO SERVICE STATION 5965 HWY. 7 E. MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

FILE NUMBER:  
SPC 21 108793

##### Extracts:

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

See attached memorandum and material.

##### Recommendation:

THAT Heritage Markham has no objection to the demolition of the existing service station buildings and structures at 5965 Hwy. 7 E.;

THAT Heritage Markham has no objection from a heritage perspective to the proposed forms, massing, and scale of the proposed new convenience store and

carwash, but recommends the stone treatment as a foundational element with a consistent historic Markham Village colour brick used for the remainder of the buildings, and a consistent use of window treatments;

THAT Heritage Markham does not support the proposed fuel pump canopy and recommends that it have supports clad in brick reflective of local historic brick, or have a brick base with the columns finished in a black painted finish to appear visually lighter and less stark than the proposed white finished surfaces;

THAT Heritage Markham supports a reduction in vehicular driveway openings on Main Street South and the introduction of landscaping to replace proposed parking east of the proposed main building;

THAT the proposed redevelopment include enhanced soft and hard landscaping similar to that found at existing ESSO Station at the south west corner of 16th Avenue and Main Street North to soften the appearance of the property, enhance the heritage character of the Markham Village Heritage Conservation District, and better reflect and complement the existing green spaces directly across Main Street South on the City owned Library and Cenotaph property;

THAT any new proposed signage be shown on the site plan drawings and comply with Section 10.0 (Special Sign Districts) of the City of Markham's Sign By-law;

THAT final review of the site plan control application and any other development application required to approve the proposed redevelopment be delegated to Heritage Section staff.

## **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 2021
- b) Heritage Week, February 2021
- c) Unionville Heritage Conservation District Plan Amendments/ Update
- d) Unionville Heritage Centre Secondary Plan
- e) Unionville Core Area Streetscape Master Plan (2021)
- 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: 3**  
**March 10, 2021, 7:00 PM**  
**Electronic Meeting**

Members	Councillor Keith Irish, Chair	David Nesbitt
	Ken Davis, Vice Chair	Councillor Karen Rea
	Councillor Reid McAlpine	Graham Dewar
	Councillor Karen Rea	Anthony Farr
	Doug Denby	Shan Goel
	Evelin Ellison	
Regrets Staff	Paul Tiefenbach	Lake Trevelyan
	Regan Hutcheson, Manager, Heritage Planning	Laura Gold, Council/Committee Coordinator
	Peter Wokral, Senior Heritage Planner	Grace Lombardi, Election and Committee Coordinator
	Francois Hémon-Morneau, Development Technician	

### 1. CALL TO ORDER

Councillor Keith Irish, Chair convened the meeting at 7:02 PM by asking for any disclosures of interest with respect to items on the agenda.

### 2. DISCLOSURE OF PECUNIARY INTEREST

Graham Dewar declared a disclosure of pecuniary interest on the following items:

Item 5.3 – 29 Jerman Street – his company is bidding on the work involved in the proposed addition.

Item 6.1 – 1 Peter St. – his company has been working with the applicant and their agent (David Johnston) for over 12 months developing the work.

### 3. PART ONE - ADMINISTRATION

#### 3.1 APPROVAL OF AGENDA (16.11)

##### A. Addendum Agenda

##### Recommendation:

That the item “Notice of Intention to Demolish, 32 Joseph Street, Markham Village Heritage Conservation District” be added to the agenda.

**Lost**

##### B. New Business from Committee Members

There was no new business from Committee Members.

#### 3.2 MINUTES OF THE FEBRUARY 10, 2021 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

It was requested that the Committee feedback for item 6.1- Official Plan and Zoning By-Law Amendment, 7750 Bayview Avenue, Proposed High Density Development be updated to reflect that the Members suggested there was also a concern about building height..

##### Recommendation:

That the minutes of the Heritage Markham Committee meeting held on February 10, 2021, be received and adopted, as amended.

**Carried**

### 4. PART TWO - DEPUTATIONS

#### 4.1 PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

##### INCORPORATION OF CULTURAL HERITAGE RESOURCES IN NEW SUBDIVISION

##### SOMMERFELDT HOUSES

##### 10379 AND 10411 KENNEDY ROAD

##### MINOTAR HOLDINGS INC AND HAL-VAN 5.5 INVESTMENTS LTD. (16.11)

##### **FILE NUMBER:**

**PLAN 20 133038**

Extracts:

R.Hutcheson, Manager, Heritage Planning

D. Brutto, Senior Planner, Planning & Urban Design

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum on the incorporation of the Sommerfeldt heritage structures into the subdivision proposal for 10379 and 10411 Kennedy Road. Staff have not taken a position on the relocation of the heritage cultural resources, but have provided the Committee with options for its consideration. The heritage resources should be kept occupied as long as possible, and should continue to be maintained.

Dan Currie, MHBC Planning reported that in order to make the plan of subdivision work the grading of the site needs to be altered. In order for the cultural heritage resources to remain in their current locations, the foundation would need to be lifted, as the site is too low. He noted the cultural heritage resources are both in good structural condition and can be moved. The consultant indicated that relocating the cultural heritage resources, to the northwest mixed-use section (Block 'A') of the subdivision permits the house to be used for non-residential uses, such as a restaurant or daycare. Integrating the cultural heritage resources with the park also makes them more of a landmark.

Clay Leibel, applicant noted examples of how the heritage homes can be successfully incorporated into a condominium by making them into condo units, a fitness room, or party room. The Applicant is open to working with staff on the configuration of the cultural heritage resources.. The Applicant is committed to addressing all deficiencies with respect to the cultural heritage resources and is willing to keep the use open to both residential and non-residential uses, but would like them relocated to the northwest section of the development where mixed uses will be permitted.

Committee provided the following feedback on the incorporation of the Sommerfeldt cultural heritage structures into the subdivision proposal for 10379 and 10411 Kennedy Road:

- Suggested that the cultural heritage resources remain in their current location or be relocated as close to their original location as possible if required to be moved and remain in residential use, as the argument to depart from the City's Heritage Policy and move the resources was not strong enough (some members supported);
- Suggested that it is important to maintain the physical connection between the two related houses;
- Supported the re-location of the cultural heritage resources, but suggested that heritage resources be able to be used for residential or non-residential uses (some members supported);

- Ensure the orientation of the cultural heritage resources is appropriate, so that the front of the houses face the street.

After a lengthy discussion, the Committee asked the Applicant come back to the next meeting with more information on why the cultural heritage resources are required to be moved.

Recommendation:

THAT the Heritage Markham Committee has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) and adapted to other non-residential uses subject to the submission of a building relocation plan.

**Lost**

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) **if used for residential use.**

**Lost**

Recommendation:

THAT the Item 4.1 Plan of Subdivision and Zoning By-Law Amendment, Incorporation of Cultural Heritage Resources in New Subdivision, Sommerfeldt Houses, 10379, and 10411 Kennedy Road be deferred to the April 14, 2021 Heritage Markham Committee meeting.

**Carried**

## **5. PART THREE - CONSENT**

### **5.1 HERITAGE PERMIT APPLICATIONS**

#### **DELEGATED APPROVAL**

#### **HERITAGE PERMITS APPROVED BY HERITAGE SECTION STAFF**

#### **VARLEY VILLAGE AREA, UHCD**

#### **12 WISMER PLACE, HERITAGE ESTATES**

#### **109 MAIN ST. UHCD**

#### **15 COLBORNE STREET, THCD**

#### **193 MAIN ST. UHCD (16.11)**

**FILE NUMBERS:**

- HE 21 105477
- HE 21 105888
- HE 21 105887
- HE 21 106738
- HE 21 106735

**Extracts:**

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

**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****DELEGATED APPROVAL****PERMITS APPROVED BY HERITAGE SECTION STAFF**

**298 MAIN ST. U.**

**7711 YONGE ST.**

**7681 YONGE ST.**

**7651 9TH LINE**

**16 COLBORNE ST. (16.11)**

**FILE NUMBERS:**

- HP 21 102564
- AL 21 105542
- NH 20 135131
- AL 20 115331
- HP 102416

**Extracts:**

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner agreed to contact the Yonge Street property owners and remind them that they have to apply for a sign permit prior to putting up their signs.

Recommendation:

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

**Carried**

### **5.3 SITE PLAN CONTROL APPLICATION**

#### **PROPOSED REAR ADDITION**

#### **29 JERMAN STREET**

#### **MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

**FILE NUMBER:**

SPC 20 132562

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed design of the one storey rear addition to 29 Jerman Street and the proposed net floor area ratio of 50% and the maximum, building depth of 18.9m, and delegates final review of the Site Plan application to Heritage Section staff;

AND THAT the applicant enter into a Site Plan Agreement with the City including the standard conditions regarding windows, materials, colours etc.

**Carried**

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

### **6.1 SITE PLAN CONTROL APPLICATION AND VARIANCE APPLICATION**

#### **PROPOSED TWO STOREY ADDITION AND ATTACHED GARAGE**

#### **1 PETER ST.**

#### **MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

**FILE NUMBER:**

SPC 21 108254

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner presented the staff memorandum regarding the proposal to add a two storey addition and an attached garage to 1 Peter Street, Markham Village Conservation District. Staff supports the proposal.

In response to an inquiry from the Committee, Peter Wokral advised that one tree will be removed from the property. The City's Urban Design Department has approved the removal of the tree, and the Applicant will be required to provide compensation for the removal of the tree.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed two storey addition and detached garage at 1 Peter Street or the variances to the development standards of the By-law identified by the architect requesting a maximum net floor area ratio of 50% and minimum rear yard setback of 13.0 ft.;

THAT final review of the Site Plan Control application and any future Committee of Adjustment application to approve the design of the proposed addition be delegated to Heritage Section staff;

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

**Carried**

## **6.2 SITE PLAN CONTROL APPLICATION**

### **PROPOSED NEW DETACHED DWELLING**

#### **20 PRINCESS STREET**

#### **MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

FILE NUMBER:

SPC 21 105246

Extracts:

R.Hutcheson, Manager, Heritage Planning

F. Hémon-Morneau, Development Technician

Francois F. Hémon-Morneau, Development Technician presented the staff memorandum for a proposed new dwelling on 20 Princess Street in the Markham Village Conservation District. Staff have no objection to the demolition of the existing building, or to the design of the proposed dwelling on the condition the tree preservation plan is adhered too.

Joseph Campitelli, Consultant, representing the landowners advised that 7 trees are required to be removed from the property to build the new dwelling. In compensation for the removal of the trees, the landowner is required to plant 16 new trees on the property. The Toronto Region and Conservation Area has reviewed and approved the plans for the new dwelling. The larger windows will be reviewed by the City's Urban Design Staff, who will consider the City's Bird Friendly Guidelines when providing their feedback. The streetscape was displayed to the Committee.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the demolition of the existing heritage building;

THAT Heritage Markham recommends that revisions be made to the building footprint to address the tree preservation issues identified by Urban Design Section;

THAT Heritage Markham has no objection from a heritage perspective to the architectural design of the proposed dwelling subject to revisions being made to address the preservation of existing vegetation as recommended by the City's Urban Design Section.

**Carried**

### **6.3 SITE PLAN CONTROL AND VARIANCE APPLICATIONS**

#### **PROPOSED TWO STOREY ADDITION TO AN EXISTING HERITAGE DWELLING AND DETACHED 2-CAR GARAGE WITH LOFT 14 GEORGE ST.**

#### **MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)**

**FILE NUMBERS:**

- SPC 21 104346
- A/021/21

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner presented the staff memorandum on the proposed two-storey addition and detached 2-car garage with loft at 14 George Street, Markham Village Conservation District. The proposed addition is a scaled down version of the previously proposed addition for this property. Staff are no longer concerned about the proposed building depth of the addition to the house, as



the neighbours house has since been renovated and is of a similar building depth to the that proposed on the subject property.

Staff did not request a streetscape elevation as the neighbouring full two storey homes are higher than the proposed 1-1/2 storey addition.

Committee provide the following feedback on the proposed addition and detached garage:

- Suggested the net floor area still needs to be scaled down;
- Asked if any trees will be removed;
- Asked if the parking pad will be removed;
- Supported as long as the windows are retained on the north and south elevations of the heritage portion of the house (as recommended by staff).

In response to inquires from the Committee, Russ Gregory, representing the landowners provided an overview of the previous proposal for the house, and confirmed that the space over the garage will be used for storage. In order to complete the addition, one small tree is required to be removed from the property. The parking pad will also be removed and replaced with landscaping, as it will no longer be required. The detached garage takes up a lot of the net floor area. The landowners want the detached garage so that it blocks their view of commercial properties on Main Street Markham, which they are hoping will provide them with more privacy.

#### Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the proposed relocation of the existing heritage building, the new foundation, the removal of the existing rear tail addition and the new addition to 14 George St., the detached garage/accessory building and the requested variances, subject to the following revisions being made to the proposed design:

- That original existing two over two windows on the north and south elevations of the heritage portion of the house are retained and labelled on the drawings as existing and that clarification be provided as to why the existing windows on the south portion of the original house need to be removed;
- That the plans are properly labelled to indicate the original features to be retained and to identify the materials that will be used on all other elevations;
- That the design of the veranda be based on local historic examples of verandas of the same period as the construction of the house;
- That larger window treatments comply with bird friendly guidelines;
- That applicant provide an updated arbourist report and that the large Walnut tree located on the property to the north be retained and preserved through whatever measures necessary as recommended by a certified arbourist;

- That the existing parking pad in the front yard be replaced with soft landscaping and indicated on the site plan;
- That the front yard indicate the planting of two native, high branching, deciduous, trees

THAT Heritage Markham recommends that final review of the site plan control and variance applications be delegated to Heritage Section staff provided there are no significant deviations from the plans reviewed by the Committee;

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

**Carried**

**6.4 SITE PLAN CONTROL APPLICATION  
PROPOSED 2 STOREY ADDITION AND ATTACHED GARAGE  
29 JOSEPH STREET,  
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT  
SPC 21 104233 (16.11)**

**Extracts:**

**R.Hutcheson, Manager, Heritage Planning**

**P. Wokral, Senior Heritage Planner**

Peter Wokral, Senior Heritage Planner presented the staff memorandum on the proposed 2 storey addition and attached garage, 29 John Street, Markham Village Heritage Conservation District.

The Committee supported the staff recommendation, but requested that if there are any variances that the proposal be brought back to the Committee for its feedback.

**Recommendation:**

THAT Heritage Markham has no objection to the demolition of the existing one storey attached garage at 29 Joseph Street;

THAT Heritage Markham has no objection to the proposed addition and attached garage to the semi-detached dwelling at 29 Joseph Street subject to the east facing hipped roof being revised to a gable roof, and the proposed windows being more historically authentic in proportion and pane divisions;

THAT final review of any development application in support of the proposed design be delegated to Heritage Section staff provided that the above revisions are made;

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

**Carried**

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

### **7.1 AWARDS**

#### **ONTARIO VOLUNTEER SERVICE AWARDS MINISTRY OF HERITAGE, SPORT, TOURISM AND CULTURE INDUSTRIES (16.11)**

Regan Hutcheson advised that municipalities can nominate volunteers that have served a minimum of five consecutive years for the Ministry of Heritage, Sport, Tourism and Culture Industries Ontario Volunteer Service Awards.

Committee supported the nomination of David Nesbitt, Anthony Farr, Graham Dewar, Evelin Ellison, and Ken Davis for the award. All have served five or more consecutive years on the Heritage Markham Committee.

Councillor Keith Irish, Chair thanked all five members for their service and for contributions to the Heritage Markham Committee.

#### Recommendation:

THAT Heritage Markham receive the information on the Ontario Volunteer Service Awards and that the following Heritage Markham citizen members be nominated for the 5 years of continuous service award:

David Nesbitt – 9 years

Anthony Farr – 7 years

Graham Dewar – 7 years

Evelin Ellison – 5.5 years

Ken Davis – 5 years

**Carried**

## **8. PART SIX - NEW BUSINESS**

### **a. Heritage Agendas**

In response to a suggestion from a Committee Member, the Clerk advised that the technology being use to create the agenda does not permit for the agenda item no. to be included on the supporting documentation.

### **b. 12 Romona Boulevard**

Councillor Karen Rea reported that the severance and minor variance request for 12 Roman Boulevard were deferred by the Committee of Adjustment.

### **c. Heritage Cultural Resources Orientation**

Graham Dewar noted that the Heritage Markham Committee needs to carefully consider the orientation of the cultural heritage resources in regards to the street planning to ensure the essence of the house is not destroyed.

### **d. Round Table**

The following feedback was provided as part of a round table discussion:

Terms of Reference – Regan Hutcheson, Manager of Heritage Planning advised that the new Heritage Markham Committee Terms of Reference and By-Law were approved by Council at its March 9 Council meeting without comment.

Deputations – Evelin Ellison noted that she prefers that deputations be heard after staff present their item.

## **9. ADJOURNMENT**

The Heritage Markham Committee adjourned at 9:24 PM



## MEMORANDUM

**TO:** Heritage Markham Committee

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

**DATE:** April 14, 2021

**SUBJECT:** Plan of Subdivision and Zoning By-law Amendment  
10379 and 10411 Kennedy Road  
Minotar Holdings Inc and Hal-Van 5.5 Investments Ltd.  
PLAN 20 133038

	<b>10379 Kennedy Road</b>	<b>10411 Kennedy Road</b>
<b>Property/Building Description</b>	Sommerfeldt Homestead, c. 1840 Two-storey, Georgian, stucco	George Henry Sommerfeldt Sr. House, c. 1856, Two-storey brick Regency,
<b>Use</b>	Former Residential Currently: Residential Tenancy	Former Residential Currently: Fairtree Golf Centre (driving range, parking lot)
<b>Heritage Status</b>	Individually Designated (Part IV) By-law 2003-158	Individually Designated (Part IV) By-law 2003-157

### Application/Proposal

- Applications are to facilitate the creation of approximately 760 ground related dwelling units (comprised of detached, semi detached and townhouses), a mixed-use block, a neighbourhood park, a parkette, stormwater management facilities, and the supporting road network on the subject lands.
- Currently the lands are primarily used for agricultural operations, with the exception being a golf driving range known as the Fairtree Golf Centre.
- **The lands contain two (2) heritage structures known as the George Henry Sommerfeldt Homestead (10379 Kennedy Road) and the George Sommerfeldt Sr. House (10411 Kennedy Road), which are designated under Part IV of the Ontario Heritage Act.**
- **The applicant proposes to relocate both heritage resources approximately 200m north to a Mixed Use Mid- Rise block at the north end of this property.**



*Illustration from the MHBC Heritage Impact Assessment report*

### **Background**

- This application was before the Heritage Markham Committee on March 10, 2021 and after considerable discussion, was deferred to the April meeting.
- See attached minutes from March 10<sup>th</sup>
- See attached Staff Memorandum from March 10<sup>th</sup>.

### **Staff Comment**

- The applicant has informed staff that they will be returning to Heritage Markham on April 14, 2021 to continue the discussion regarding the two heritage properties.
- Staff has suggested some revised recommendation options in this April memo which address three basic scenarios:
  - Keep the two buildings on their original sites in residential use
  - Move one building to be adjacent to the other with both facing onto Kennedy Road and keep both in residential use
  - Relocate both buildings to the Mid-Rise Block to the north either in residential or non-residential uses.

## **Suggested Recommendation for Heritage Markham**

*If the Committee wishes to see the two buildings remain in residential use on their original sites – Option 1 could be considered. If the Committee supports one building being relocated to be adjoining the other and facing onto Kennedy Road in residential use, Option 2 could be considered:*

### **Option 1**

That Heritage Markham Committee recommends that the plan of subdivision be re-designed to retain the two historic Sommerfeldt Houses at their original locations on larger lots in order to provide more space for future additions, amenity space or garages, and improve the architectural compatibility and relationship with adjacent townhouse blocks.

Or

### **Option 2**

That Heritage Markham Committee recommends that the plan of subdivision be re-designed to place the two historic Sommerfeldt Houses together on larger lots facing onto Kennedy Road (both houses could be relocated to new lots facing Kennedy or 10379 Kennedy Road could be relocated to be adjacent to 10411 Kennedy Road which would be retained on its original site).

*If the Committee wishes to see the two buildings relocated to the Mixed Use Mid-Rise Block as per the applicant's initial plan, the following recommendation could be considered:*

### **Option 3**

That Heritage Markham Committee has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) and adapted to either residential or non-residential uses subject to the submission of a building relocation plan.

### **To be included in any selected Option**

That the City's standard heritage requirements as noted in the March 10, 2021 staff memorandum to Heritage Markham be conditions of draft approval for the plan of subdivision and/or included in the Subdivision Agreement;

That consideration be given to utilizing historic family names from this area for park and street names in the subdivision;

And that the owner address identified maintenance issues immediately to eliminate further damage to the buildings, including:

#### **10379 Kennedy Road:**

- *Repair water damage between second floor bathroom and kitchen;*
- *Repair of original windows to ensure adequate closure;*
- *Repair of roof of main house*
- *Removal of overgrown vegetation around the house.*

- *Proper boarding when the house becomes vacant.*

10411 Kennedy Road:

- *Repair water damage in roof framing, particular to the north-east corner of the main building;*
- *Repair of original windows to ensure adequate closure and repair or replace, if necessary, broken or missing window panes;*
- *Repair front entryway (including door frame and door) where there is water damage (i.e. decaying wood),*
- *Repair of roof of main house*
- *Repair or replace spalling/ broken brick and repoint where necessary;*
- *Removal of overgrown vegetation around the house*
- *Proper boarding when the house becomes vacant.*

and if necessary By-law Enforcement be requested to become involved.

**File:**

Q:\Development\Heritage\PROPERTY\KENNEDY\10379 and 10411\2021 Application\HM April 14 2021 10379 Kennedy.doc



**March 10, 2021 Minutes**

**HERITAGE MARKHAM  
EXTRACT**

DATE: March 10, 2021

TO: R. Hutcheson, Manager of Heritage Planning  
D. Brutto, Senior Planner, Planning & Urban Design

EXTRACT CONTAINING ITEM #4.1 OF THE THIRD HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON MARCH 10, 2021.

---

**4. DEPUTATIONS**

**4.1 PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT**

**INCORPORATION OF CULTURAL HERITAGE RESOURCES IN NEW  
SUBDIVISION**

**SOMMERFELDT HOUSES**

**10379 AND 10411 KENNEDY ROAD**

**MINOTAR HOLDINGS INC AND HAL-VAN 5.5 INVESTMENTS LTD.  
(16.11)**

**FILE NUMBER:**

**PLAN 20 133038**

Extracts:

R.Hutcheson, Manager, Heritage Planning

D. Brutto, Senior Planner, Planning & Urban Design

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum on the incorporation of the Sommerfeldt heritage structures into the subdivision proposal for 10379 and 10411 Kennedy Road. Staff have not taken a position on the relocation of the heritage cultural resources, but have provided the Committee with options for its consideration. The heritage resources should be kept occupied as long as possible, and should continue to be maintained.

Dan Currie, MHBC Planning reported that in order to make the plan of subdivision work the grading of the site needs to be altered. In order for the cultural heritage resources to remain in their current locations, the foundation would need to be lifted, as the site is too low. He noted the cultural heritage resources are both in good structural condition and can be moved. The consultant indicated that relocating the cultural heritage resources, to the northwest mixed-use section (Block 'A') of the subdivision permits the house to be used for non-residential uses, such as a restaurant or daycare. Integrating the cultural heritage resources with the park also makes them more of a landmark.

Clay Leibel, applicant noted examples of how the heritage homes can be successfully incorporated into a condominium by making them into condo units, a fitness room, or party room. The Applicant is open to working with staff on the configuration of the cultural heritage resources.. The Applicant is committed to addressing all deficiencies with respect to the cultural heritage resources and is willing to keep the use open to both residential and non-residential uses, but would like them relocated to the northwest section of the development where mixed uses will be permitted.

Committee provided the following feedback on the incorporation of the Sommerfeldt cultural heritage structures into the subdivision proposal for 10379 and 10411 Kennedy Road:

- Suggested that the cultural heritage resources remain in their current location or be relocated as close to their original location as possible if required to be moved and remain in residential use, as the argument to depart from the City's Heritage Policy and move the resources was not strong enough (some members supported);
- Suggested that it is important to maintain the physical connection between the two related houses;
- Supported the re-location of the cultural heritage resources, but suggested that heritage resources be able to be used for residential or non-residential uses (some members supported);
- Ensure the orientation of the cultural heritage resources is appropriate, so that the front of the houses face the street.

After a lengthy discussion, the Committee asked the Applicant come back to the next meeting with more information on why the cultural heritage resources are required to be moved.

Recommendation:

THAT the Heritage Markham Committee has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) and adapted to other non-residential uses subject to the submission of a building relocation plan.

**Lost**

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) **if used for residential use.**

**Lost**

Recommendation:

THAT the Item 4.1 Plan of Subdivision and Zoning By-Law Amendment, Incorporation of Cultural Heritage Resources in New Subdivision, Sommerfeldt Houses, 10379, and 10411 Kennedy Road be deferred to the April 14, 2021 Heritage Markham Committee meeting.

**Carried**

Staff Report from March 10, 2021**MEMORANDUM**

**TO:** Heritage Markham Committee

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

**DATE:** March 10, 2021

**SUBJECT:** Plan of Subdivision and Zoning By-law Amendment  
10379 and 10411 Kennedy Road  
Minotar Holdings Inc and Hal-Van 5.5 Investments Ltd.  
PLAN 20 133038

	<b>10379 Kennedy Road</b>	<b>10411 Kennedy Road</b>
<b>Property/Building Description</b>	Sommerfeldt Homestead, c. 1840 Two-storey, Georgian, stucco	George Henry Sommerfeldt Sr. House, c. 1856, Two-storey brick Regency,
<b>Use</b>	Former Residential Currently: Residential Tenancy	Former Residential Currently: Fairtree Golf Centre (driving range, parking lot)
<b>Heritage Status</b>	Individually Designated (Part IV) By-law 2003-158	Individually Designated (Part IV) By-law 2003-157

**Application/Proposal**

- Applications are to facilitate the creation of approximately 760 ground related dwelling units (comprised of detached, semi detached and townhouses), a mixed-use block, a neighbourhood park, a parkette, stormwater management facilities, and the supporting road network on the subject lands.
- Currently the lands are primarily used for agricultural operations, with the exception being a golf driving range known as the Fairtree Golf Centre. The Robinson Creek runs north/south through the lands and divides the area proposed for development to the west, from the remainder of the lands to the east.
- **The lands contain two (2) heritage structures known as the George Henry Sommerfeldt Homestead (10379 Kennedy Road) and the George Sommerfeldt Sr. House (10411 Kennedy Road), which are designated under Part IV of the Ontario Heritage Act.**
- **The applicant proposes to relocate both heritage resources approximately 200m north to a Mixed Use Mid- Rise block at the north end of this property.**



*Illustration from the MHBC Heritage Impact Assessment report*

### **Background**

- Heritage Markham and staff have been addressing the matter of other cultural heritage resources in this immediate area through other applications including:
  - **To the South: 10225-10277 Kennedy Road** (Homer Wilson House, JP Carr and Pingle Cemetery); and **4638 Major Mackenzie Drive** (Pingle-Brown House)
    - In August 2020, Heritage Markham recommended:
      - 1) That the applications were not supported 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 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
      3. That 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.
  - **To the North: 10537 Kennedy (Arthur Wagg House)**
    - In January 2021, Heritage Markham recommended support for a revised option proposed for the Arthur Wegg House which includes retaining the heritage resource near its original site (corner of Kennedy Road and future Street F), but on a new foundation and at the proposed grade of the adjacent subdivision lands.

- Heritage Markham acknowledged that the grading was to be raised substantially in this location.



- A **Heritage Impact Assessment (HIA)** was submitted as part of the application. The report was prepared by MHBC Planning, Urban Design and Landscape Architecture (“MHBC”). The full report will be sent to Heritage Markham members under separate cover. The following summarizes the consultant’s recommendations:
  - The retention of both buildings on-site in their original and adaptive re-use was evaluated as per Section 4.5.3 of the Official Plan. The option to retain the houses in-situ is challenging for the overall development and the integration of the houses in-situ may result in isolation due to their current setbacks and orientation.
  - It is recommended that development proceed as proposed with the relocation and rehabilitation of the houses within Block ‘A’ of the proposed Plan of Subdivision.

#### **Summary of Impacts**

- The relocation of the buildings may be a *beneficial impact* to the overall viability and use of the buildings within the community and provide a new context improving opportunities for conservation. Their proposed orientation within the mixed use block allows for improved visibility of the buildings from the public realm.
- The report concludes that the *impact* of the proposed redevelopment on the existing George Henry Sommerfeldt Homestead (10379 Kennedy Road) is as follows:
  - *Minor impact due to removal of designated fieldstone foundation;*
  - *Potential impact of isolation if building is not appropriately integrated into mixed-use designated land.*

- The report concludes that the impact of the proposed redevelopment on the existing George Henry Sommerfeldt Sr. House (10411 Kennedy Road) is as follows:
  - *Minor impact due to removal of designated fieldstone foundation;*
  - *Potential impact of isolation if building is not appropriately integrated into mixed-use designated land.*

#### **Conservation Recommendations**

- A number of conservation and mitigation measures are recommended to ensure the conservation of the two houses and ensure any negative impacts are avoided or mitigated. These include:
  - Short term measures to secure and stabilize the buildings before they are relocated;
  - A Conservation Plan to address conservation of the houses during and after the relocation;
  - Documentation of both buildings occur before relocation;
  - The layout and design of new buildings within the mixed use block be addressed through site plan approval to ensure new development is compatible and complementary to the heritage buildings;
  - That commemoration of the two buildings and their history be implemented through site plan approval.
- The above recommendations can be implemented through a Commemoration Plan and implemented through site plan control.
- It is recommended the photographic documentation within Section 3.0 of this report serve as a photographic reference for conservation approaches mentioned in this report. It is recommended that this report should be included as part of the Municipal Heritage Committee's archival files for future reference.

#### **• Archaeology**

- A Stage 1 archaeological assessment was undertaken in 2014 which warranted a Stage 2
- A Stage 2 assessment occurred in 2018 and a number of indigenous and historic finds/site were uncovered. Certain sites were to proceed to a Stage 3 assessment
- A Stage 3 assessment was submitted in Nov 2019 which assessed a site specific area near 10379 Kennedy Road. The area was cleared of any further archaeological concerns.

#### **Staff Comment**

- It is encouraging that the applicant continues to recognize the significance of the two protected cultural heritage resources and is committed to retaining these resources within the plan of subdivision.
- The submitted Heritage Impact Assessment (HIA) is a comprehensive document that provides much useful information regarding the condition of the two buildings, their heritage value and approaches to short and long term conservation.
- **Policy Documents**
  - The heritage conservation policies of the **Markham Official Plan (OP)** and the **Robinson Glen Secondary Plan** are the main applicable documents.
    - The key objective in the OP is for cultural heritage resources to be **retained in their original location and for their original use.** The



second option in order of preference is to retain the resource in its original location but in an adaptive re-use. Relocation elsewhere within the development site is the third preference.

- However, the policies identify that relocation to elsewhere within the development site is to only be considered in situations **where it is demonstrated that retention of the resource in its original location is not viable or appropriate.**
- The **Secondary Plan** document refers to the Official Plan policies in section 4.5 including reference to the policies for retention on-site versus relocation. The Secondary plan also notes that it is City policy to ensure that development of a *significant cultural heritage resource* itself, or development on *adjacent lands* is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the *heritage attributes* of the resource, according to policy 4.5.3.11 of the Official Plan, **including considerations such as scale, massing, height, building orientation and location relative to the resource.** The strategy for integrating *cultural heritage resources* where required shall be outlined in the Community Design Plan.
- The **Robinson Glen Community Design Plan** was approved by Council in 2018 and it provides design guidelines to be used in the evaluation of future development applications with the Robinson Glen Secondary Plan.

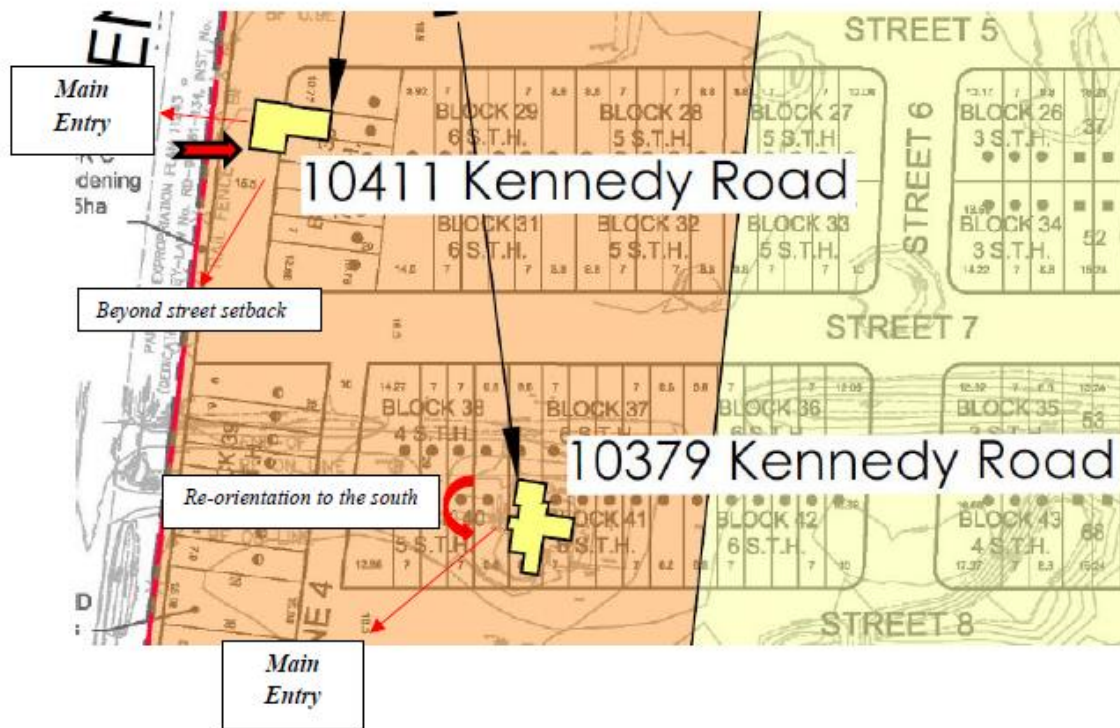
- Building Condition/Structural

- The HIA indicates that both existing heritage buildings are in declining condition from a maintenance perspective and will require attention (short term and long term). Issues of concern include the roof and original windows/frames on both houses and the brick cladding on 10411 Kennedy Rd.
- A structural condition assessment has indicated that based on a preliminary review and subject to certain conditions, both buildings could be relocated.
- It is recommended that Heritage Markham Committee recommend that the owner address identified maintenance issues immediately to eliminate further damage to the buildings, and if necessary By-law Enforcement be requested to become involved.

- Retention on Site versus Relocation of Buildings

- The area in which the two dwellings are located is proposed for residential mid-rise development. Housing forms would include townhouses, stacked townhouses and walk up apartment buildings.
- The HIA indicates the existing location of both houses is problematic for the efficient layout of the subdivision and both would have to be moved to be integrated into the lotting.
- From a design and staff perspective, the lotting pattern are just lines on paper at this time and could be modified to address incorporation of the buildings if that was to be the objective.
- It does not appear that the plan considered that lot layout, grading, road networks, and required infrastructure should have regard for existing cultural heritage resources, as to ensure a compatible context and interface (as per the Community Design Plan guidelines). Or attempt to integrate cultural heritage resources into

the street and block pattern to respect and retain the historic relationship between the front entrance and the street.



*Illustration from the HIA Report.*

- The applicant believes that the relocation of the buildings to a site removed from the mid rise housing typology would be a more appropriate context for these heritage resources, and would provide greater visibility and flexibility. Further, the consultant indicates that the ‘cultural heritage value’ of both properties is limited to the houses, and therefore, there is little difference in impact if the houses are moved a few metres from their original location or many metres from their original location.
- The applicant proposes removing all modern additions to the buildings and relocating them to a mixed use block (Block ‘A’) at the northwest part of the Plan to be adaptively re-used as commercial properties (e.g. restaurant or daycare). This Block would permit buildings in the range of 6-8 storeys in height.





*Illustration from the HIA Report*

- Staff did meet previously with the applicant and indicated the City's preference for on-site conservation of the cultural heritage resources. Options could include leaving the buildings where they are and re-lotting the subdivision around them or leaving one building on site and relocating the other adjacent to it (Heritage Enclave)
- **The pros and cons of on-site retention from staff perspective:**

Pros

- The buildings remain where they have always been for the last 160-180 years, and could be sensitively incorporated into the residential subdivision fabric on larger lots.
- The buildings would stay in residential use (no conversion/modification necessary).
- On-site, they tell their own honest story even amongst the new modern development.
- Risk of damage from relocation is eliminated (or minimized if moved a short distance). Least impact on physical attributes of the houses.

Cons

- The buildings have always been visually and physically connected with each other and the introduction of new development between them will sever that connection.
- Even with re-lotting, it is expected that the development around the houses will be dense with an expectation to maintain as many lots as possible.
- The issue of final grading has not been raised, but was discussed as part of the plan of subdivision to the north (Wegg House)

- **The pros and cons of relocation to the Mixed Use Block from staff perspective:**

Pros

- Heritage buildings can retain their connectivity with each other through adjacent siting;
- Buildings can maintain the west facing orientation (albeit setback from Kennedy Road likely behind new development);
- Any issue related to grading can be addressed;
- Corner location may provide enhanced presence to the public realm due to visibility.

Cons

- Unclear of final relationship of two storey buildings with 6-8 storey mixed use development
- Unsure of timing of the Mixed Block development;
- Impact of adaptive re-use on the heritage buildings for non-residential uses;
- Loss of building fabric (foundation);
- Loss of original context.

- **The fundamental question that Heritage Markham Committee has to consider is whether it is appropriate, feasible and viable for the two heritage buildings to be retained in-situ and incorporated into a residential townhouse environment or whether it would be more appropriate to allow relocation to a mixed use block further to the north.**
- As noted in the background material, Heritage Markham has recently requested the developer to the south to try to retain their heritage buildings on site as well as the development to the north (albeit a minor relocation and at a new grade).
- As noted above, there are pros and cons to each option. Notwithstanding which option is preferred, it is recommended that the standard heritage requirements should be conditions of draft approval for the plan of subdivision and/or included in the Subdivision Agreement ensuring:
  - Retention of the heritage resources on the original sites or on an identified lot/block;
  - Protection of each heritage resources by keeping it occupied or properly boarded to prevent vandalism and deterioration including:
    - securing and protecting the building from damage through the requirements outlined in the City of Markham's Property Standards By-law (Part III – Heritage Buildings), and the Keep Markham Beautiful (Maintenance) By-law including Section 8 – Vacant Heritage Property;
    - when vacant, erecting a "No-trespassing" sign in a visible location on the property indicating that the Heritage Building is to be preserved onsite and should not be vandalized and/or scavenged; and
    - installing a 8 ft high fence around the perimeter of the house to protect the dwelling until the completion of construction in the vicinity or the commencement of long-term occupancy of the dwelling as confirmed by City (Heritage Section) staff.

- Securing a Heritage Easement Agreement for each building;
- Provision of a legal survey of each Heritage Building to facilitate the registration of the designation by-law and Heritage Easement Agreement on the created/proposed lot;
- Provision of a \$250,000 Letter of Credit for each building to ensure the preservation and restoration of the existing heritage building and the implementation of all heritage requirements;
- Execution of a Site Plan Agreement with the City for the heritage building including detailed elevations outlining the proposed restoration/conservation plan prepared by a qualified architect with demonstrated experience in heritage restoration projects;
- Implementation of the exterior restoration of the heritage building and ensure basic standards of occupancy within two years ;
- Provision of a marketing plan to promote the features and availability of the heritage house;
- Commemoration of the heritage house through the acquisition and installation of a Markham Remembered interpretive plaque

## **Suggested Recommendation for Heritage Markham**

### Option 1

That Heritage Markham Committee recommends that the plan of subdivision be re-designed to retain the two historic Sommerfeldt Houses at their original locations on larger lots in order to provide more space for future additions, amenity space or garages, and improve the architectural compatibility and relationship with adjacent townhouse blocks.

Or

### Option 2

That Heritage Markham Committee has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to Block 'A' (Mixed Use Block) and adapted to other non-residential uses subject to the submission of a building relocation plan.

Or

### Option 3

That Heritage Markham Committee has no objection from a heritage perspective to the relocation of the two Sommerfeldt Houses to a different block and recommends they be retained in residential use subject to the submission of a building relocation plan.

### To be included in any selected Option

That the City's standard heritage requirements as noted in the March 10, 2021 staff memorandum to Heritage Markham be conditions of draft approval for the plan of subdivision and/or included in the Subdivision Agreement;

That consideration be given to utilizing historic family names from this area for park and street names in the subdivision;

And that the owner address identified maintenance issues immediately to eliminate further damage to the buildings, including:

#### 10379 Kennedy Road:

- *Repair water damage between second floor bathroom and kitchen;*
- *Repair of original windows to ensure adequate closure;*
- *Repair of roof of main house*
  
- *Removal of overgrown vegetation around the house.*
- *Proper boarding when the house becomes vacant.*

#### 10411 Kennedy Road:

- *Repair water damage in roof framing, particular to the north-east corner of the main building;*
- *Repair of original windows to ensure adequate closure and repair or replace, if necessary, broken or missing window panes;*
- *Repair front entryway (including door frame and door) where there is water damage (i.e. decaying wood),*
- *Repair of roof of main house*
- *Repair or replace spalling/ broken brick and repoint where necessary;*
- *Removal of overgrown vegetation around the house*
- *Proper boarding when the house becomes vacant.*

and if necessary By-law Enforcement be requested to become involved.

File:

Q:\Development\Heritage\PROPERTY\KENNEDY\10379 and 10411\2021 Application\HM March 10 2021 Final Robinson Glen .doc

## Location Map



## Aerial Photograph



## Draft Plan of Subdivision

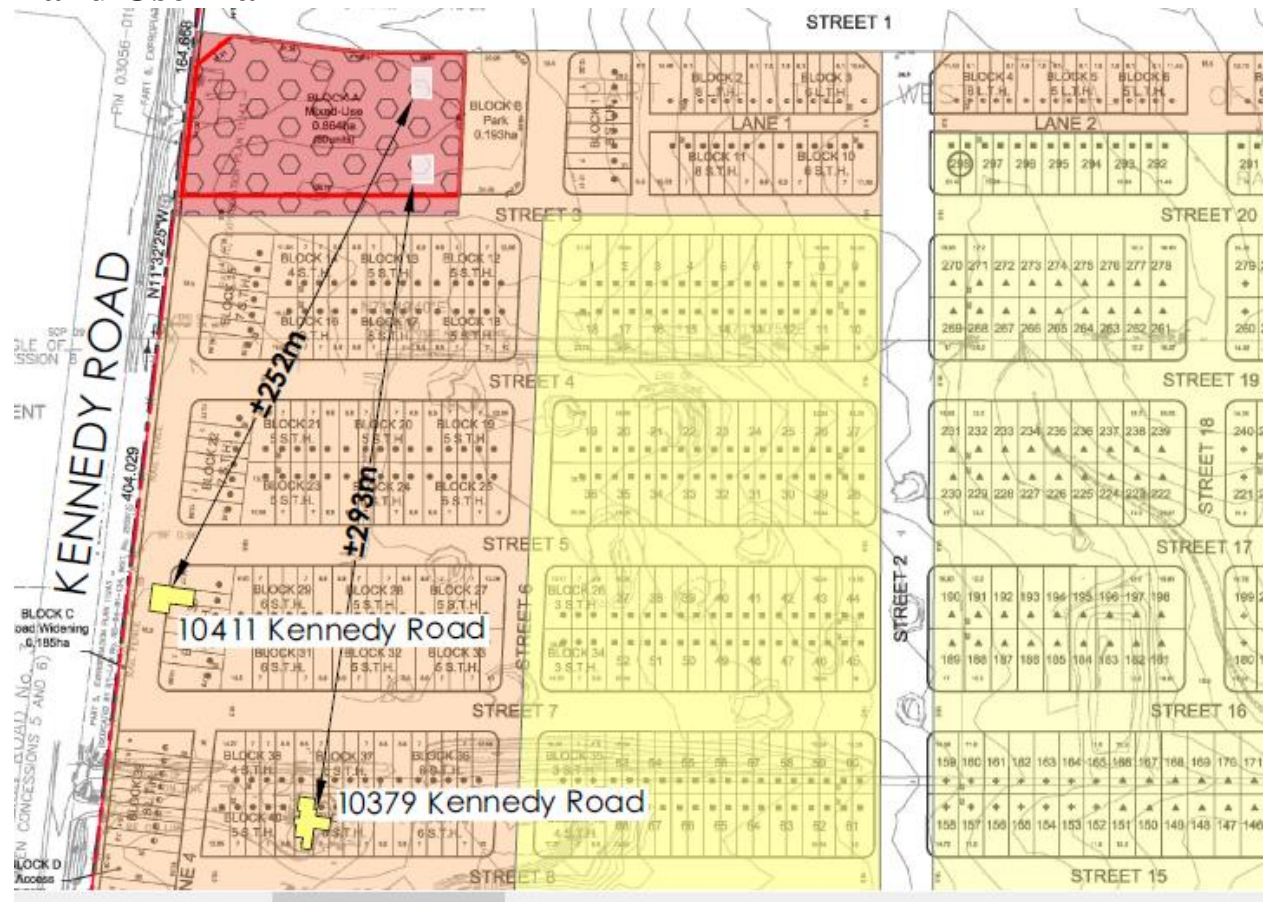


## Enlarged Draft Plan of Subdivision (area of heritage properties)





# Land Use Plan



## LEGEND

- Subject Lands
- Existing Building Location
- Proposed Building Location

## Robinson Glen Secondary Plan-Detailed Land Use Map SP1

- Residential Low Rise
- Residential Mid Rise I
- See Section 8.3.1.6
- CP Community Park
- NP Neighbourhood Park



## History of Property

### **10379 and 10411 Kennedy Road**

This stucco-clad brick dwelling in the Georgian architectural tradition was constructed c.1840 on the west part of Markham Township Lot 23, Concession 6. The original 200 acre lot was granted to John Henry Sommerfeldt/Summerfeldt, a member of the Berczy settler group that arrived in Markham in 1794 under the leadership of William Berczy. The spelling of the family name varies from document to document. He was noted as residing on the property in William Berczy's 1803 census of Markham Township.

Summerfeldt received the Crown patent for the lot in 1831, and in that same year sold the property to his son, George Henry Summerfeldt. The census of 1851 indicates that there were three dwellings on Lot 23, Concession 6 at that time: a two storey brick house where George Henry Summerfeldt Sr., his first wife Clarrisa, and their children lived (the existing house at 10379 Kennedy Road), a one storey slat (possibly plank on plank or vertical plank) house occupied by a tenant farmer, Robert Duncan, and a log house (possibly the original Sommerfeldt dwelling on the property) occupied by another tenant farmer, William Walker.

In 1856, George Henry Summerfeldt, known as Henry Summerfeldt, sold the south 100 acres of Lot 23, Concession 6 to his son, George Henry Summerfeldt Jr. At this point, George Henry Summerfeldt Sr. built a new brick house for his retirement on the north half of the lot (today, 10411 Kennedy Road), and the earlier brick house became the home of his son, George H. Summerfeldt Jr. and his wife, Margaret (today, 10379 Kennedy Road).

By 1873, George H. Summerfeldt Jr. had acquired ownership of the entire 200 acres of Lot 23, Concession 6.

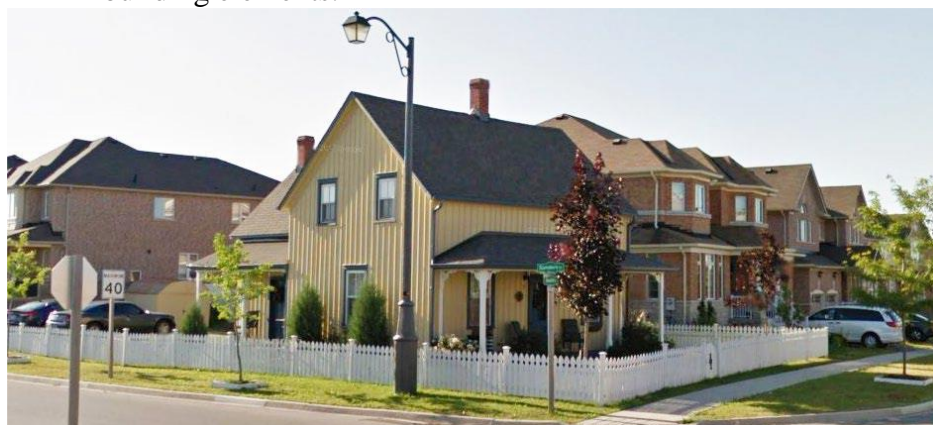


## Community Design Plan for Robinson Glen

### 4.5.8 Buildings Abutting Cultural Heritage Resources

Buildings abutting cultural heritage resources will be designed to complement and enhance the retained resources through special design considerations. Special considerations for abutting heritage resources:

- Provide a built form that is complementary in scale to adjacent cultural heritage resources;
- Consider materials that are sympathetic to adjacent cultural heritage resources;
- Ensure setbacks are complementary to adjacent cultural heritage resources;
- Provide building massing that is appropriate within its context and does not negatively impact adjacent cultural heritage resources;
- Where appropriate, incorporate design features that complement the architectural style and character of adjacent cultural heritage features; and
- Ensure new buildings have a consistent approach to design detail in all building elements.



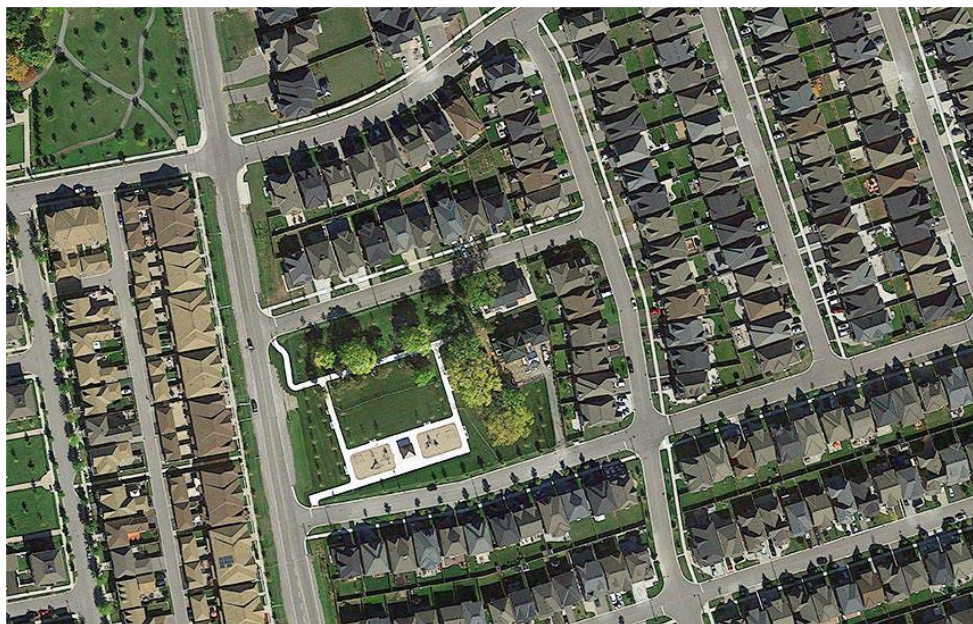
*Josephus Reesor Tenant house (7 Bewell Drive) shown integrated into the planned lotting fabric.*

## Chapter 5.0

### 5.3.4 Integration of Cultural Heritage Resources

As discussed in Section 1.2.3 and illustrated in Figure 2 (page 8) of this document, there are eight identified cultural heritage resources on the subject lands. The retention and sensitive integration of cultural heritage resources contribute to a sense of place and identity, while providing unique opportunities for placemaking that pay homage to the cultural heritage of Markham. Policy 4.5.3.12 of the City of Markham Official Plan prioritizes the retention of cultural heritage resources in situ, with the original use.

In order to sensitively integrate the existing cultural heritage resources and to mitigate any negative impacts associated with new development, the guidelines on the following pages should be considered. Cultural heritage resources often experience challenges relating to insulation, building heating and cooling, and energy consumption related to proposed preservation measures. Potential preservation and design solutions should consider the sustainability objectives of the FUA (identified in Section 2.0).



*Integration of heritage properties within the lot fabric of Victoria Square, Markham.*

## Lot Fabric & Siting

- Lot layout, grading, road networks, and required infrastructure should have regard for existing cultural heritage resources, as to ensure a compatible context and interface for cultural heritage resources;
- Incorporate cultural heritage resources on lots that are of a sufficient size and shape to accommodate the anticipated use of the property, existing structures of significance, potential future additions, a garage or parking lot (if commercial), tree preservation, landscaping, and/or the provision of rear yard amenity space;
- Site heritage structures on prominent lots with a high degree of public visibility such as corner lots, focal lots, or lots adjacent to parks or open spaces to display and celebrate the resource; and
- Integrate cultural heritage resources into the street and block pattern to respect and retain the historic relationship between the front entrance and the street.

## Tree Preservation and Landscape works

- Preserve and integrate significant vegetation, mature trees, and hedges in landscaping works for heritage properties, where feasible;
- Design hard surface treatments for driveways, front walkways, and patios with authentic materials such as flagstone, pea gravel, or random tumbled paving;
- Design fencing styles to be appropriate to the period of the house. High decorative fencing and noise attenuation fencing should be avoided in both front and side yards; and
- Incorporate plant species for reclaimed heritage landscapes that are appropriate to the period of the house. Refer to the heritage species list in the City's Trees for Tomorrow Streetscape Manual (2009).



## Adjacent Development

All new development adjacent to or incorporating a cultural heritage resource should, from an urban design perspective, be respectful of the resource having regard for scale, massing, shadows, setbacks, complementary building materials, and design features. Refer to Section 4.5.8 (page 72) of this document for more detailed guidelines for lots abutting cultural heritage resources.



*The John Reesor House is an example of sensitive integration of a cultural heritage resource with adjacent development*

## Interpretive Opportunities

- Where possible, celebrate existing cultural heritage resources through the **installation of an interpretive plaque** in a publicly visible location on the property (i.e. the Markham Remembered Program);
- Where applicable, commemorate any cultural heritage resource which may be lost as part of redevelopment activity through the introduction of one or more special development features such as retention of a specific feature from the former resource, a decorative wall or monument, or installation of an interpretive plaque;
- Where applicable, integrate remnant materials (i.e. salvaged fieldstone, barn materials, and other features as appropriate) into various park components such as signage, seatwalls, and shade structures, to commemorate the area's former agricultural heritage; and
- Where possible, honour the legacy of original or early landowners by utilizing their names for municipal street, trails, and park names.

## Showcase Adaptive Re-use and Innovation

- Where the original use is no longer practical, adapt the cultural heritage resources to new uses to maximize use of the embodied energy and showcase innovation; and
- While cultural heritage resources can be challenging structures to retrofit, due

to their prominence within the community, these properties can be excellent platforms to showcase innovative, low carbon design solutions to the public such as, but not limited to, rainwater harvesting, permeable surfaces, landscaping for shade, and urban agriculture. Other low carbon features such as green roofs or solar panels are appropriate for new additions and accessory structures on sites.



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** April 14, 2021

**SUBJECT:** Heritage Permit Applications  
 Delegated Approval by Heritage Section Staff  
 146 and 185 Main St., UHCD  
 7 Heritage Corners Lane, Markham Heritage Estates  
 5 Heritage Corners Lane, Markham Heritage Estates  
 12 George Street, MVHCD  
 Files: HE 21 109127, HE 21 111010, HE 21 111339, HE 21 111755

---

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

Address	Permit Number	Work to be Undertaken
146 and 185 Main St. Unionville	HE 21 109127	Instagram Walls- temporary amusement walls for photos- changes every 3 months Subject to conditions- paint infrastructure black and obtain approval from Operations to ensure safety
7 Heritage Corners Lane, Markham Heritage Estates	HE 21 111010	Installation of picket fence and driveway pavers
5 Heritage Corners Lane, Markham Heritage Estates	HE 21 111339	Driveway and walkway pavers
12 George Street Markham Village	HE 21 111755	New veranda railing balusters

## **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: Q:\Development\Heritage\SUBJECT\Heritage Permits Monthly Delegated Approvals\2021\HM Mar 2021.doc



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** April 14, 2021

**SUBJECT:** Building or Sign Permit Applications  
 2 Marie Court, 248 Main St. U., 9899 Markham Rd.  
 Delegated Approval by Heritage Section Staff  
 File Numbers: HP 21 106646, HP 20 128457, AL 21 110061

---

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

Address	Permit Number	Work to be Undertaken
2 Marie Court THCD	HP 21 106646	Construction of rear deck not visible from public realm
248 Main St. U. UHCD	AL 21 105542	Changing of window into door from basement at rear of building
9899 Markham Road	AL 21 110061	Repair re-enforcement of first floor joists

### 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: 2 Marie Court, 248 Main St. U. and 9899 Markham Rd.





## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** April 14, 2021

**SUBJECT:** Request for Feedback  
Proposed Alteration of Designated Interior Features, Stiver House  
206 Main Street  
Unionville Heritage Conservation District

---

**Property/Building Description:** 1storey, single detached, Regency Style dwelling constructed in 1829, with 2 storey recent addition to rear, and a detached four storey residential building under construction

**Use:** Vacant Retail Store

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

### **Application/Proposal**

- The owner of the property is seeking feedback from the committee regarding their desire to alter designated interior features of the historic house in order to accommodate a potential retail tenant of the historic Stiver House;
- The proposed alteration is to create large openings in the interior walls that would require the removal of sections of historic plaster walls and historic baseboards;

### **Background**

- The Stiver house is an architecturally and historically significant early building in the Unionville Heritage Conservation District individually designated under Part IV of the Ontario Heritage Act and one of only a few historic Markham buildings to have both exterior and interior attributes identified and protected by designation due to the age and quality of the interior features. Interior features identified in the designation By-law include the :

- Early pine moulded wood trim around door and window openings;
- Early pine moulded baseboards;
- Early pine fireplace mantel and brick fireplace in the south room;
- Early one panelled wainscoting in the south room;
- Early pine plank floors underlying modern floor coverings.

### **Staff Comment**

- Staff does not support the proposed new openings in the interior walls, as the intent of identifying these interior features was to preserve them, and the historic interior of the Stiver House, and protect them from insensitive alterations;
- Although staff does appreciate the need for historic buildings to be adapted to accommodate modern commercial uses, in the opinion of staff, the creation of new large openings is not absolutely crucial to the success of the Stiver House as a retail space;
- Even if features like baseboards could be carefully removed and stored should the interior walls ever be restored to their original forms, it is extremely difficult to regulate and ensure that these significant interior features are not lost or discarded by someone in the future unfamiliar with designation of these interior features.

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

THAT Heritage Markham does not support the proposed removal of sections of interior plaster walls and historic baseboards of the historic Stiver House identified in the designation By-law to accommodate a potential retail occupant.

File: 206 Main Street Unionville

Q:\Development\Heritage\PROPERTY\MAINSTU\206\Heritage Markham Memo April 14 2021 .htm

## 206 Main Street Unionville



206 Main Street Unionville





## Proposed openings in interior walls





## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** April 14, 2021

**SUBJECT:** Site Plan Control and Variance Applications  
Proposed Reconstruction of Fire Damaged Dwelling  
32 Colborne St., Thornhill Heritage Conservation District  
SPC 20 131842

---

**Property/Building Description:** 1 storey single detached dwelling constructed in 1956 with 1980's renovation. The Doris Fitzgerald House

**Use:** Residential

**Heritage Status:** Designated under Part V of the Ontario Heritage Act and identified as a Class 'C' building or a non-heritage building within the district.

### **Application/Proposal**

- The owner has submitted a site plan application to the City seeking permission to construct a 313.04 (3,369.5 ft<sup>2</sup>) 2 storey home with an attached garage on top of the existing foundation and first floor structure to replace the existing home which was heavily damaged by fire;
- The proposed new dwelling would require the following variances to permit:
  - A maximum floor area of 3,369.5 ft<sup>2</sup>, whereas the By-law permits a maximum floor area of 2,998.8 ft<sup>2</sup> in the "Core" area of the Thornhill Heritage Conservation District;
  - A minimum east side yard setback of 0.99m (3.2 ft.) for a two storey portion of the building, whereas the By-law requires a minimum east side yard setback of 1.8m (6.0 ft.) for a two storey portion of the building;
  - A minimum west side yard setback of 1.12m (3.7 ft.) for a one storey portion of the building, whereas the By-law requires a minimum west side yard setback of 1.2m (4.0 ft.) for a one storey portion of the building;

### **Background**

- The former 1 ½ storey building did not comply with the Zoning By-law and would have required variances to permit a floor area of 313.34m<sup>2</sup> (3,372.8 ft<sup>2</sup>), an east side yard setback of 0.89m (2.9 ft.) and a west side yard setback of 1.12m (3.7 ft.) if it were not considered to be grandfathered because it was constructed prior to the implementation of the current development standards of the By-law;
- The architect for the owner has had several preliminary discussions with Planning staff and has twice significantly revised the proposal to comply with Heritage District guidelines and policies, urban design comments regarding tree preservation and the Zoning By-law.

### **Staff Comment**

- Additions and alterations to Class C buildings are addressed in the Thornhill Heritage Conservation District Plan in Section 9.3.2. where two distinct design approaches are identified. One approach is the **Contemporary Alteration Approach** which respects and continues the original design of the dwelling. The second is the **Historical Conversion Approach** where a more modern type building is altered in a way to resemble an older style of building. The existing 1949 structure at 32 Colborne St was already altered a number of years ago from its original appearance to that of a more traditional style building with the introduction of 6/6 windows, traditional colours and a full veranda across the front of the building (see photo).
- The proposed construction of the new dwelling continues the **Historical Conversion Approach**. As per the guidelines, it is not an exact replica of the design of a heritage building, but through its features and design elements, reflects an older style of building. The proposal includes:
  - The use of traditional style windows with 6/6 pane division on visible facades
  - The use of wood siding for wall claddings, and
  - The introduction of a front veranda
- Staff has no objection to the proposed design for the rebuilding of 32 Colborne Street from a heritage perspective as it generally complies with the policies of the Thornhill Heritage Conservation District Plan. However staff recommends the following:
  - that the front veranda not be extended across the eastern bay of the proposed house in order to produce a more authentic historic building form;
  - that all traditional 6/6 windows have a sill treatment (a few are missing)
  - that the 6/6/window panes/divisions treatment on the visible elevations be consistent and reflect traditional shapes – see below



- Staff notes that the re-designed dwelling has a floor area that is 0.3m<sup>2</sup> (3.2 ft<sup>2</sup>) less than the former house, and an east side yard setback that is 0.1m (4 inches) greater, whereas earlier preliminary designs reviewed by staff sought to construct a house with a greater floor area than the former dwelling;
- Staff also notes that the proposed new dwelling proposes more modern glazing styles on the rear elevation and on the northern portions of the proposed east and west elevations. Heritage Staff has no objections to these proposed windows from a heritage perspective as they are not readily visible from the public realm based on the proposed setback of the dwelling, confirmed by perspective views provided, but recommends they address the City's Bird Friendly Guidelines.

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

THAT Heritage Markham has no objection to the design of the proposed rebuilding of 32 Colborne St. from a heritage perspective and the identified variances, subject to the following:

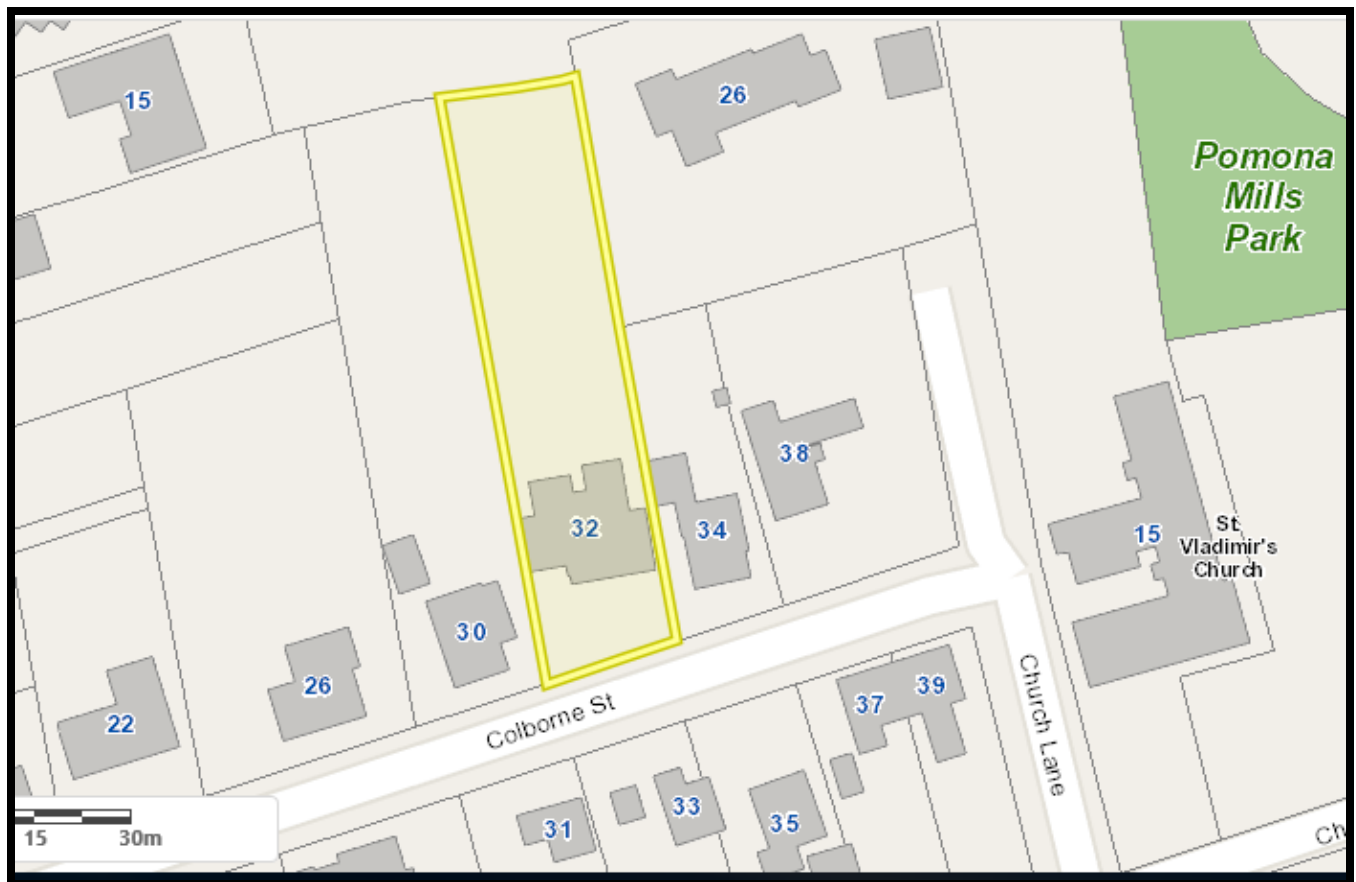
- that the front veranda is deleted in front of the eastern bay of the proposed dwelling;
- that any modern glazing addresses the City of Markham's Bird Friendly Guidelines; and
- that the 6/6/window panes/divisions treatment on the visible elevations be consistent and reflect traditional shapes, and include a sill.

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

AND THAT final review of the site plan and any variance application in support of the proposed design reviewed by the Committee be delegated to Heritage Section staff.



**LOCATION MAP - 32 Colborne Street, Thornhill Heritage Conservation District**



**Photograph – Fire Damage**

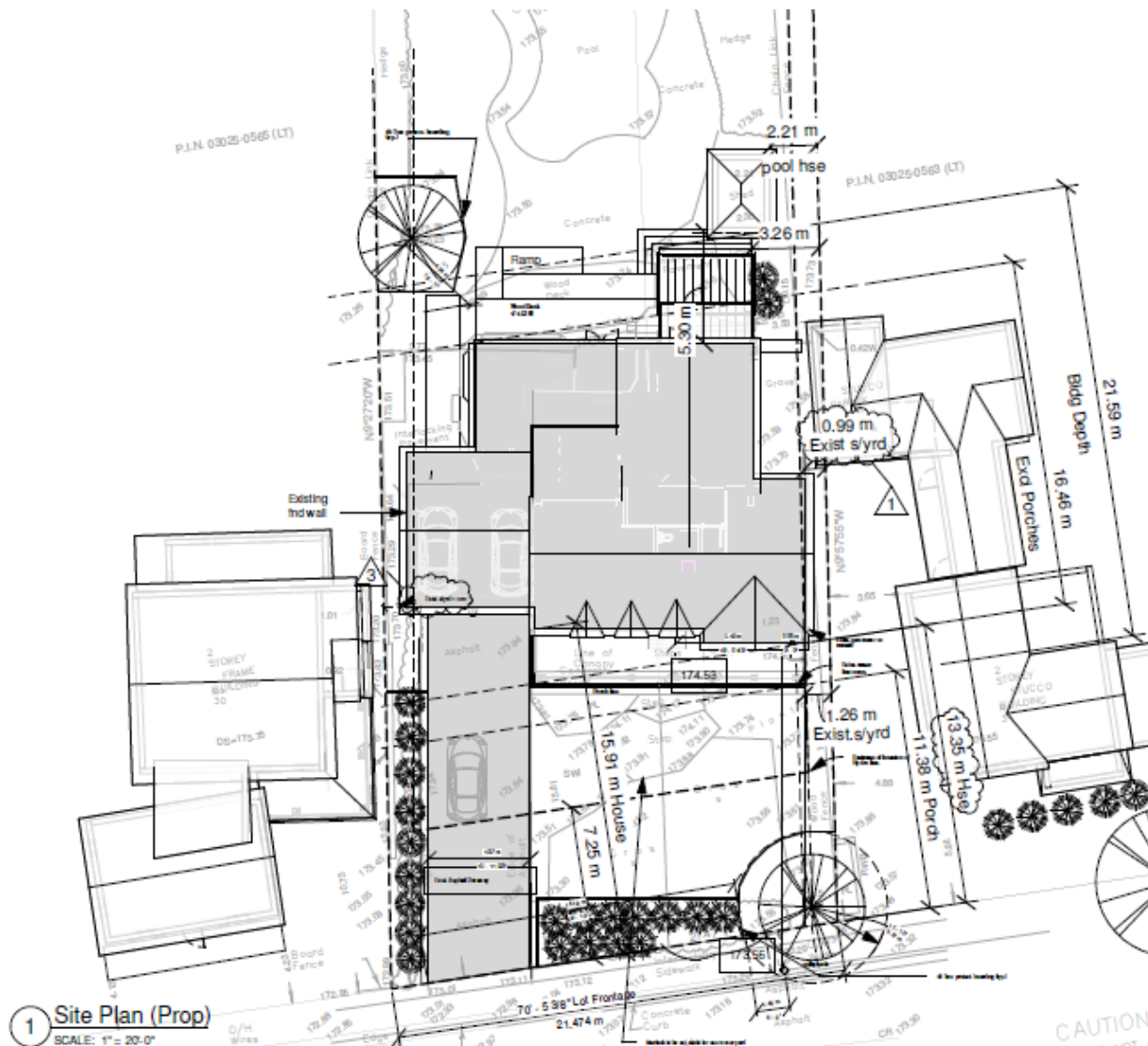


Photograph of former fire damaged home July 2020

**Photograph - Former Dwelling Prior to Fire**

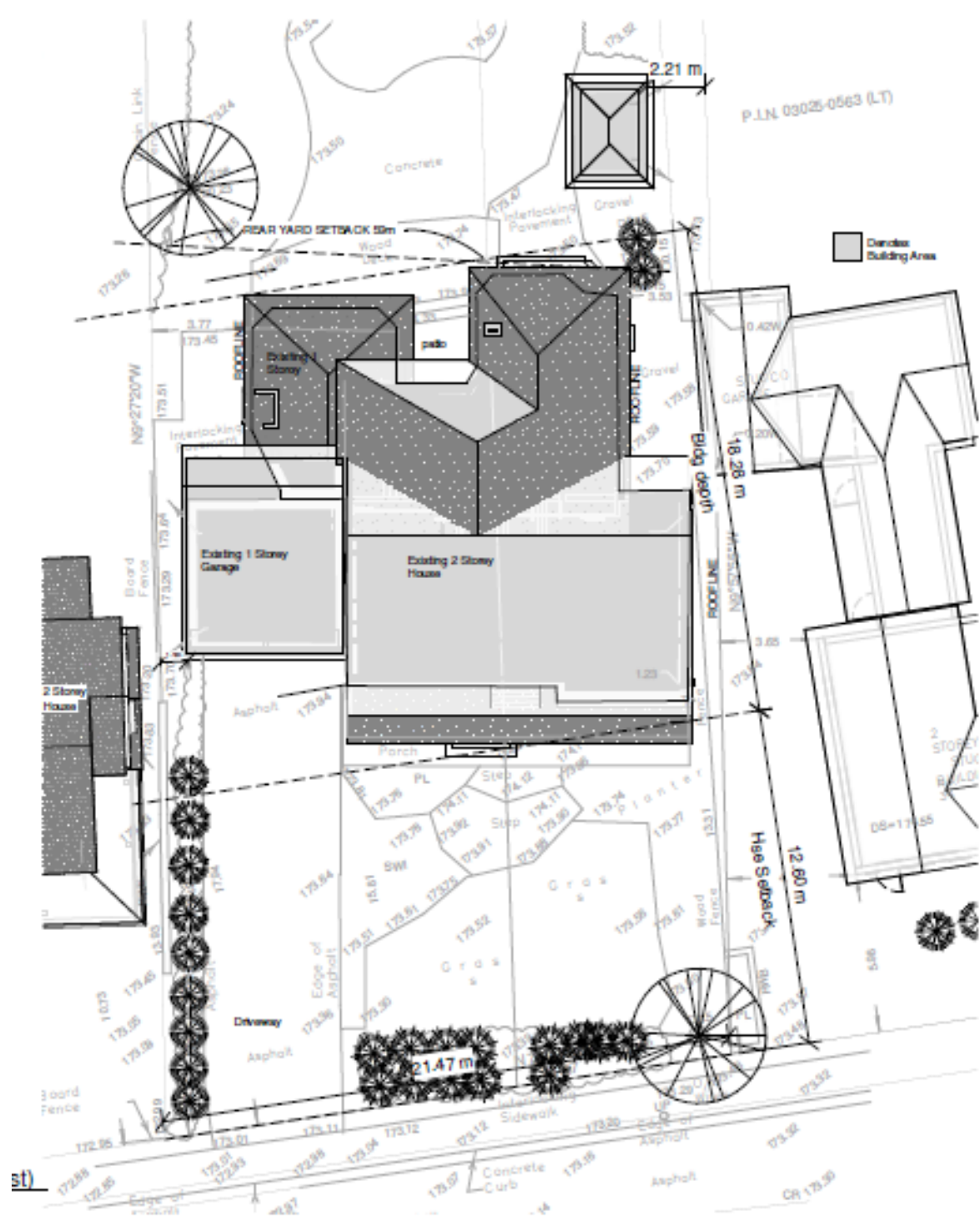


## Proposed Site Plan





## Existing Site Plan



## Site Statistics Comparing the Former Dwelling to the Proposed Dwelling

Total Site Area: 1 893.86 sqm (20 385.39 SF)

	EXISTING	PROPOSED	DIFFERENCE
Building Area:			
GARAGE	(45.67sqm)	(48.1 sqm)	(2.43sqm)
BASEMENT	(148.8 sqm)	(152.5sqm)	(3.7 sqm)
MAIN FLOOR	178.29sqm	172.41sqm	-5.88 sqm
SECOND FLOOR	135.05sqm	140.63sqm	5.58sqm
FLOOR AREA:	313.34 sqm	313.04 sqm	-0.3sqm

MAX. PERMITTED FLR AREA 278.7sqm (2998.82sf)  
GARAGE: 41.8 sqm

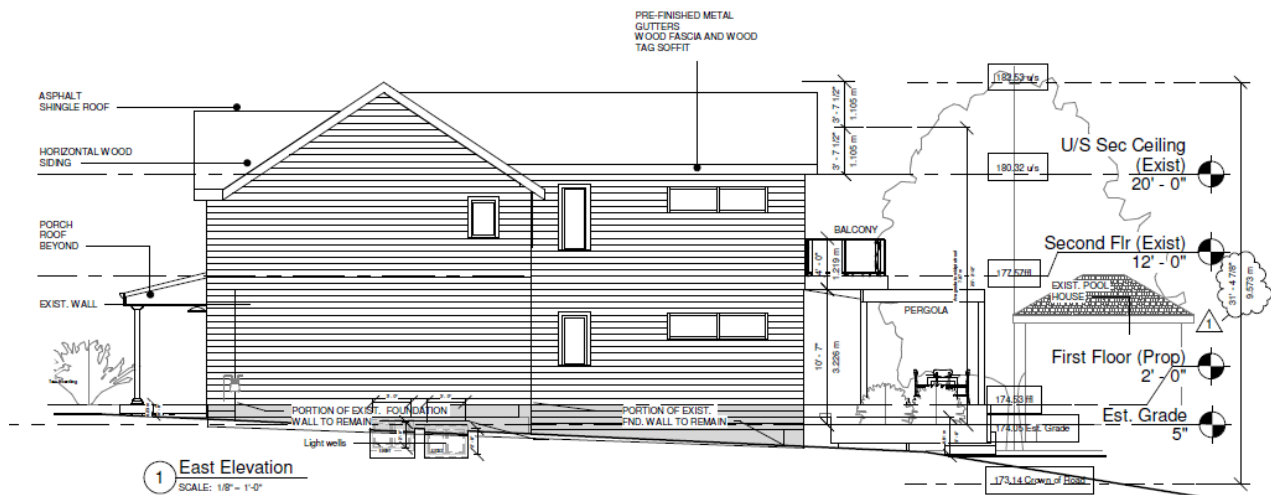
ACC. STRUC: Shed + Pool Hse = 19.41 sqm existing unchanged

	EXISTING	PROPOSED	Permitted/Required
LOT COVERAGE:	240.5 (12.7%)	272.14 (14.3%)	630.65 (33.3%)
BUILDING DEPTH:	18.28m	16.46m	16.8m
LOT FRONTAGE:	21.47m	no change	no change
LOT AREA	1893.86 sqm	no change	325 sqm (min)
BUILDING HEIGHT	7.82 m	9.546m	9.8m (max)

### SETBACKS:

FRONT YARD:	12.6m	11.38m	8.23m (min)
REAR YARD:	59m	60.85m (Hse)	7.62m (min)
WEST SIDE YARD:	1.12m	1.12m	1.2m (1 storey - min)
EAST SIDE YARD:	0.89m	0.99m	1.8m (min)

# Proposed Elevations



## Proposed Elevations



## Proposed Dwelling - Streetscape Elevation



## Perspective Views



Front



## Perspective Views



Front (South Elevation)



Looking West

## Perspective Views



Looking East



Rear Elevation

## Perspective Views



Rear Elevation

## Heritage Markham Agenda Preparation

### Date of Meeting:

- Part I - Administration ☐ (Minutes, administrative matters)
- Part II – Deputations ☐
- Part III - Consent ☐ (Correspondence) ☐
- Part IV - Regular ☒
- Part V – Studies/Projects ☐
- Part VI – New Business ☐

Reviewed by Manager YES
-------------------------------

### Application Identification

- |                          |                                     |                         |                          |
|--------------------------|-------------------------------------|-------------------------|--------------------------|
| Site Plan Control        | <input checked="" type="checkbox"/> |                         |                          |
| Zoning By-law Amendment  | <input type="checkbox"/>            | Official Plan Amendment | <input type="checkbox"/> |
| Notice of Public Meeting | <input type="checkbox"/>            | Plan of Subdivision     | <input type="checkbox"/> |
| Building or Sign Permit  | <input type="checkbox"/>            | Demolition Permit       | <input type="checkbox"/> |
| Heritage Permit          | <input type="checkbox"/>            | Tree Removal            | <input type="checkbox"/> |
| C of A Variance          | <input type="checkbox"/>            | Consent                 | <input type="checkbox"/> |
| Request for Feedback     | <input type="checkbox"/>            | Information             | <input type="checkbox"/> |
| Other Subject            | <input type="checkbox"/>            |                         |                          |

**File Number:** SPC 20 131842

**Address:** 32 Colborne Street, Thornhill Heritage Conservation District

**Topic:** Proposed Reconstruction of Fire Damaged Dwelling

**Extract Distribution:** R.Hutcheson; P. Wokral

### Explanatory Text (include with the specific agenda item)

- See attached notes and recommendation from the Architectural Review Sub-Committee held on \_\_\_\_\_ ☐
- See attached staff memorandum ☐
- See attached staff memorandum and material ☒
- Mr/Ms. \_\_\_\_\_ will be in attendance at \_\_\_\_\_ p.m. ☐

### Suggested Recommendation for Heritage Markham

- ☐ THAT the Minutes of the Heritage Markham meeting held on \_\_\_\_\_ be received and adopted.
- ☐ THAT Heritage Markham receive as information.
- ☐ THAT Heritage Markham has no objection from a heritage perspective.



Refer to Staff Memo for Recommendation (see file path for copying purposes)



## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** April 14, 2021

**SUBJECT:** Notice of Intention to Demolish  
32 Joseph Street, Markham Village Heritage Conservation District

---

<b><u>Property/Building Description:</u></b>	1 ½ storey, single detached dwelling constructed in 1949
<b><u>Use:</u></b>	Residential
<b><u>Heritage Status:</u></b>	Designated under Part V of the <u>Ontario Heritage Act</u> and identified as a Type 'B' building or non-heritage building considered to be complementary to neighbouring heritage buildings in terms of their scale, forms, massing and materials which support and help define the heritage character of the District

### **Application/Proposal**

- The owner of the property has indicated their intention to demolish the existing 1 ½ storey, detached dwelling in order to permit the construction of a new dwelling. The design of a new dwelling would be expected to be in accordance with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan.

### **Background**

- Once an owner provides their written intention to demolish a structure that is designated under the Ontario Heritage Act (Part IV or Part V), the municipality has 90 days from the date the notice of receipt is served to the applicant to either:
  - Approve the demolition;
  - Refuse the demolition; or
  - Approve the demolition with conditions
- The property is for sale and Heritage Planning staff have received numerous inquiries as to whether the existing house can be demolished to permit the construction of a new house;

- The City has received a letter from the owner requesting demolition. The 90 day period expires on June 2. Staff have tentatively scheduled the matter to be before Development Services Committee and Council in May.
- The Markham Village Heritage Conservation District Plan contains the following policies regarding Type ‘B’ dwellings:
  - “Generally there will be an opposition to the demolition of B-Type buildings, particularly if the building is deemed to be relatively significant in terms of adding to the overall heritage character of the district” and;
  - “B Type buildings help contribute to the ambience of the heritage district and are therefore considered as an integral and valuable part of the area. The historical and/or architectural value may not be outstanding, however, the conservation of these buildings should be encouraged, with renovation as necessary. The intent is therefor to either conserve Type B building or encourage renovations in a manner complementary to adjacent properties. This will ensure maintenance of the visual attractiveness and ambience of the streetscape”.
- However, in the past, Council has approved the demolition of some Type ‘B’ buildings in the Markham Village Heritage Conservation District on the understanding that any replacement building designed in accordance with the policies and guidelines contained in the Markham Village Heritage Conservation District Plan will also be complementary to the heritage character of the District.

#### **Staff Comment**

- Each B-Type property is usually evaluated on its own merits and its compatibility with the overall character of the District. The key determinant should be whether the building contributes and supports the reason why the District is a cultural heritage resource.
- Although complementary to surrounding heritage buildings in terms of its scale, forms and materials, the existing dwelling at 32 Joseph Street is not known to have any special historical significance, nor can it be said to be relatively significant in terms of adding to the overall heritage character of the district, which is derived from buildings predominantly constructed in the latter half of the 19<sup>th</sup> century. According to MPAC records, the existing house and detached garage were constructed in 1949;
- Given past decisions regarding the demolition of Type ‘B’ buildings by Council, providing timely and useful feedback to people interested in purchasing Type ‘B’ buildings and the potential for demolition has been problematic for Heritage Section staff and a source of understandable frustration for prospective purchasers who require certainty when contemplating such a major purchase;
- When the Markham Village Heritage Plan is updated, staff hope to develop a policy regarding the demolition of ‘complementary buildings’ that will provide a greater level of clarity for prospective purchasers, and eliminate uncertainty. Many municipalities are moving to a value based system where buildings are considered ‘contributing’ or ‘non-contributing’ based on a historic context statement or neighbourhood heritage statement. This allows municipalities to protect more of the fabric buildings in a heritage

conservation district because it views them as contributing to the overall value...the whole is greater than the sum of the parts.

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

THAT notwithstanding the existing policies regarding the demolition of Type 'B' buildings contained in the Markham Village Heritage Conservation District Plan, Heritage Markham has no objection to the demolition of the existing detached dwelling and garage at 32 Joseph Street, subject to the owner obtaining Site Plan Approval for a new dwelling, as the existing building does not significantly contribute to the heritage character of the District;

AND THAT the future updating of the Markham Village Heritage Conservation District Plan provide greater clarity regarding the demolition of complementary buildings to provide greater certainty to the potential purchasers of these properties.

Or

THAT Heritage Markham in accordance with the policies contained in the Markham Village Heritage Conservation District Plan regarding the demolition of Type 'B' buildings does not support the demolition of the existing detached dwelling at 29 Joseph Street because it is relatively significant in contributing to the overall heritage character of the district and encourages the owner to design a compatible addition, but has no objection to the demolition of the existing detached garage;

AND THAT the future updating of the Markham Village Heritage Conservation District Plan provide greater clarity regarding the demolition of non-heritage complementary buildings to provide greater certainty to the potential purchasers of these properties.

File: 32 Joseph Street

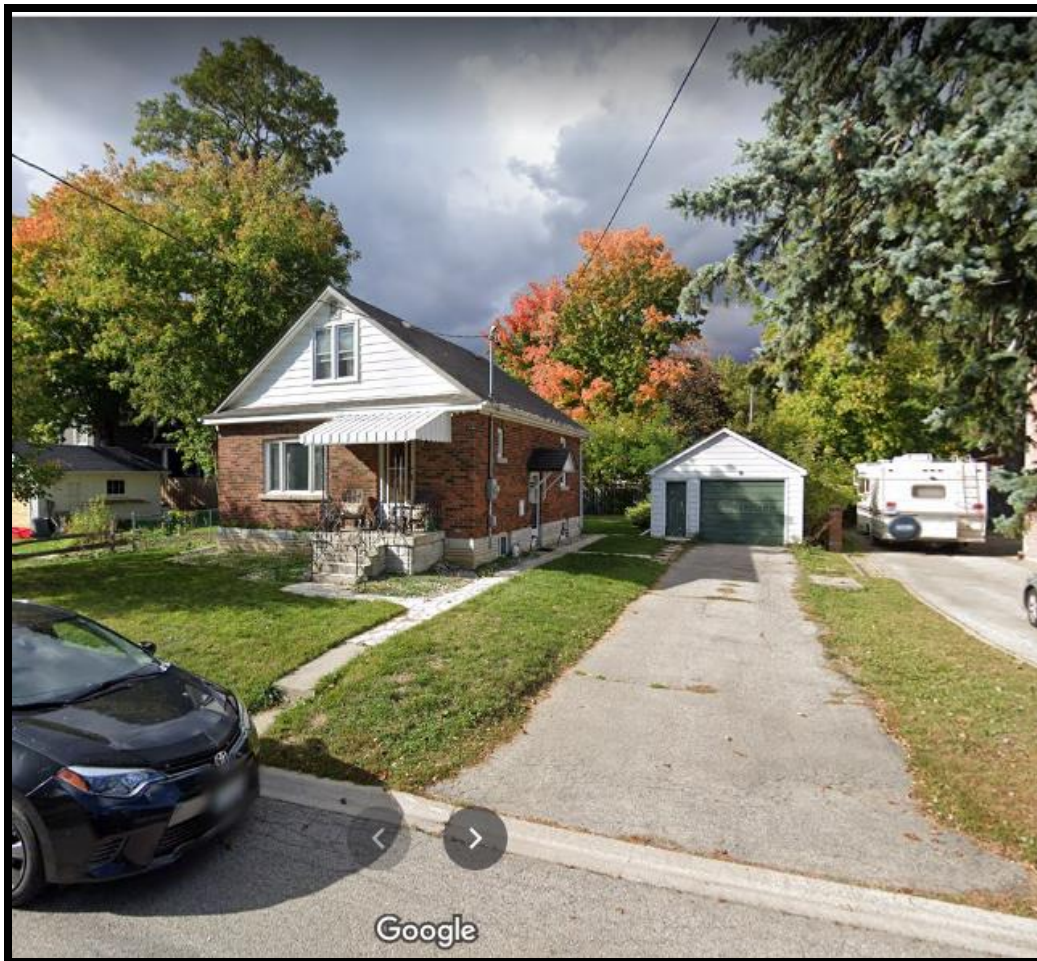
Q:\Development\Heritage\PROPERTY\JOSEPH\32\Heritage Markham Memo April 2021  
Demolition Request.doc



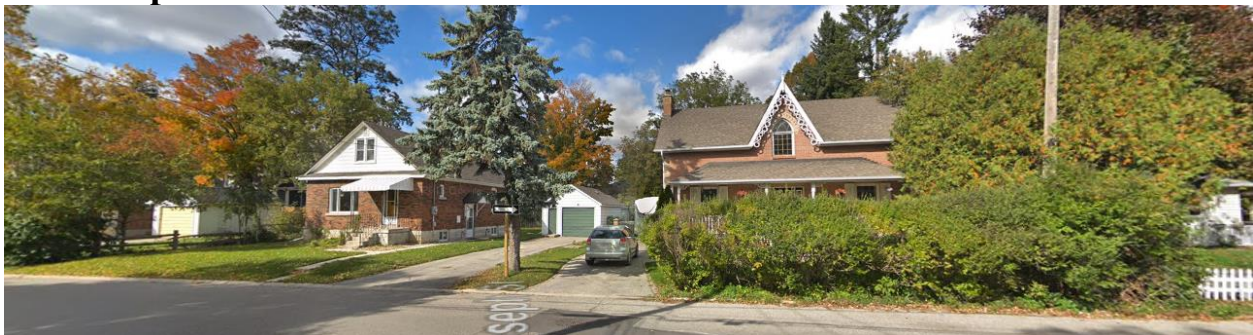
32 Joseph Street, Markham Village Heritage Conservation District



### 32 Joseph Street, Markham Village Heritage Conservation District



### Streetscape





## MEMORANDUM

**TO:** Heritage Markham Committee

**FROM:** Peter Wokral, Senior Heritage Planner

**DATE:** April 14, 2021

**SUBJECT:** Site Plan Control Application  
Proposed Redevelopment of Existing ESSO Service Station  
5965 Hwy. 7 E., Markham Village Heritage Conservation District  
SPC 21 108793

---

**Property/Building Description:** ESSO Gas Station

**Use:** Service Station

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

### **Application/Proposal**

- The applicant has submitted a site plan control application proposing to demolish the existing building on the property and replace it with new larger convenience store, car wash and expanded number of fuel pumps and canopy;

### **Background**

- The owners of the property, Imperial Oil have been considering redevelopment of the property since 2012, and have had preliminary discussions with Planning staff regarding proposals that also included a drive-thru Tim Hortons, but this feature has been eliminated from the current scheme;
- It is not known at this point in time if any variances to the Zoning By-law are required to permit the proposed redevelopment of the site.

### **Staff Comment**

- The proposed new buildings and site plan do not represent a significant change from what is existing on the site from a heritage perspective;
- **Official Plan Policy- Section 8.13.7.1 Motor Vehicle Service Station**
  - (g) the principal building or gas bar kiosk shall generally be oriented to the intersection with the pump islands to the rear to reduce the visual impact of the canopies and pump islands, to minimize vehicle movement, and to provide a more pedestrian-oriented environment at the intersection;

- (h) extensive landscaping shall be provided to improve aesthetics and to buffer adjoining properties from the activities of the motor vehicle service station;
- (i) the location, orientation and massing of buildings and structures shall conform with the relevant urban design guidelines, and any other specific requirements as may be established...*(such as the Heritage District Plan)*
- **Markham Village Heritage Conservation District Plan**
  - Guidance for new buildings – Section 3.6
  - New building are not required to look like a restoration of a heritage building but will be judged on compatibility with adjacent buildings- terms of massing, proportions and size.
  - New buildings should be designed such as to be compatible with and complementary to the existing heritage properties in the District. Some examples of service station designs in village settings from other municipalities have been attached.
  - Roof – materials may be chosen from those under “common elements” Roof shape should complement the dominant roof forms of adjacent buildings (such as gable roofs or flat roofs of traditional commercial blocks in core area).
  - Fenestration (Windows) – should generally follow the proportions of heritage type buildings.
  - Materials – may be brick or wood siding. Stucco or stone may be acceptable provided the materials complements the surroundings.
  - Colour – traditional brick colours; paint colours – appropriate to historical period of the district.
- **Proposed Site Layout**
  - Although it is often preferred that the main building be sited at the intersection corner, in this specific case, it would appear preferable to have a more open, landscaped approach at the southwest corner to complement the openness of the Veteran’s Square/Cenotaph on the southeast corner.
  - Staff would like the applicant to consider only having one opening onto Main Street South and introducing green space or patio space to the east of the Main Building (replacing the parking spaces).
- **Main Building**
  - The proposed design treatment of the main building is reflective of commercial buildings in the core area of the district with flat roofs and a raised parapet.
  - Staff is concerned with the variety of different cladding materials.
  - Staff recommend that the stone treatment be used as a foundation only (below the windows) and that the remainder of the building be in a brick complementary to that used in Markham Village (orange/red).
- **Pump Canopy**
  - Staff do not recommend introducing a roof treatment on the canopy as it would draw attention to this feature.
  - Staff suggest that the columns be clad in the brick treatment reflective of the main building or have a brick base with black columns above to be lighter in appearance and less stark in contrast to the immediate context.

- **Car Wash Building**
  - The proposed wall cladding material should be brick matching the brick used on the main building.
  - Windows could have a similar treatment to those proposed for the main building.
- **Signage**
  - Signage will be regulated by the City Sign By-law (Special Sign District section). The applicant appears to be proposing an externally illuminated “Circle K” sign on the convenience store, and no signage on the car wash. It is also unclear as to how the canopy ESSO sign is to be illuminated.
  - All proposed signage band locations should be identified for each building and ground sign locations.
  - Wall signs are to be externally illuminated.
  - Ground signage should be similar to those at 16<sup>th</sup> and Main St N (brick base).
  - All signage will need to be approved through a Signage Permit application.
- **Landscaping**
  - Staff recommends that the area along the Highway 7 frontage, the corner location and the frontage along Main Street South be extensively landscaped.
  - A wall treatment using the stone similar to that used in the island median and at the 16<sup>th</sup> Avenue ESSO property is also recommended.

## **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection to the demolition of the existing service station buildings and structures at 5965 Hwy. 7 E.;

THAT Heritage Markham has no objection from a heritage perspective to the proposed forms, massing, and scale of the proposed new convenience store and carwash, but recommends the stone treatment as a foundational element with a consistent historic Markham Village colour brick used for the remainder of the buildings, and a consistent use of window treatments;

THAT Heritage Markham does not support the proposed fuel pump canopy and recommends that it have supports clad in brick reflective of local historic brick, or have a brick base with the columns finished in a black painted finish to appear visually lighter and less stark than the proposed white finished surfaces;

THAT Heritage Markham supports a reduction in vehicular driveway openings on Main Street South and the introduction of landscaping to replace proposed parking east of the proposed main building;

THAT the proposed redevelopment include enhanced soft and hard landscaping similar to that found at existing ESSO Station at the south west corner of 16<sup>th</sup> Avenue and Main Street North to soften the appearance of the property, enhance the heritage character of the Markham Village Heritage Conservation District, and better reflect and complement the existing green spaces directly across Main Street South on the City owned Library and Cenotaph property;



THAT any new proposed signage be shown on the site plan drawings and comply with Section 10.0 (Special Sign Districts) of the City of Markham's Sign By-law;

THAT final review of the site plan control application and any other development application required to approve the proposed redevelopment be delegated to Heritage Section staff

File: 5965 Hwy. 7 E., Markham Village

Q:\Development\Heritage\PROPERTY\HWY7\5965\Heritage Markham Memo April 2021rh.doc

5965 Highway 7 East, Markham Village Heritage Conservation District



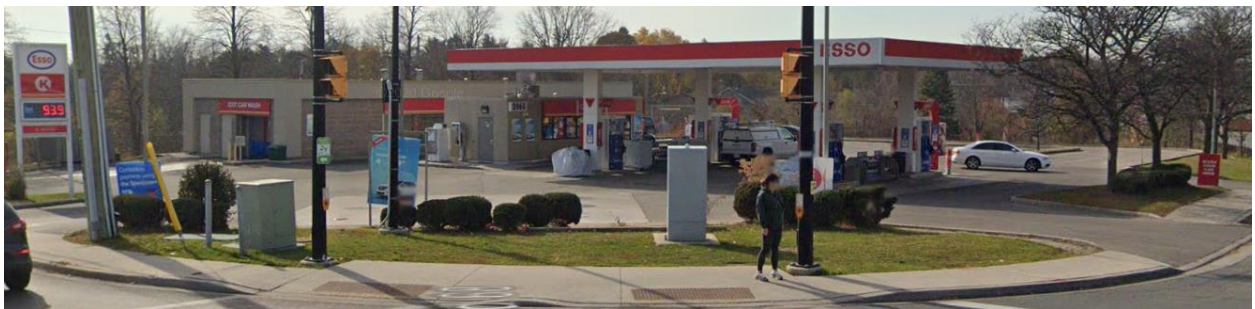
## Existing ESSO Service Station Markham Village Heritage Conservation District



Google Maps – Looking south at site from Highway 7



Google Maps – Looking west at site from Main Street South



Google Maps- Looking at southwest corner from the Main St/Hwy 7 intersection

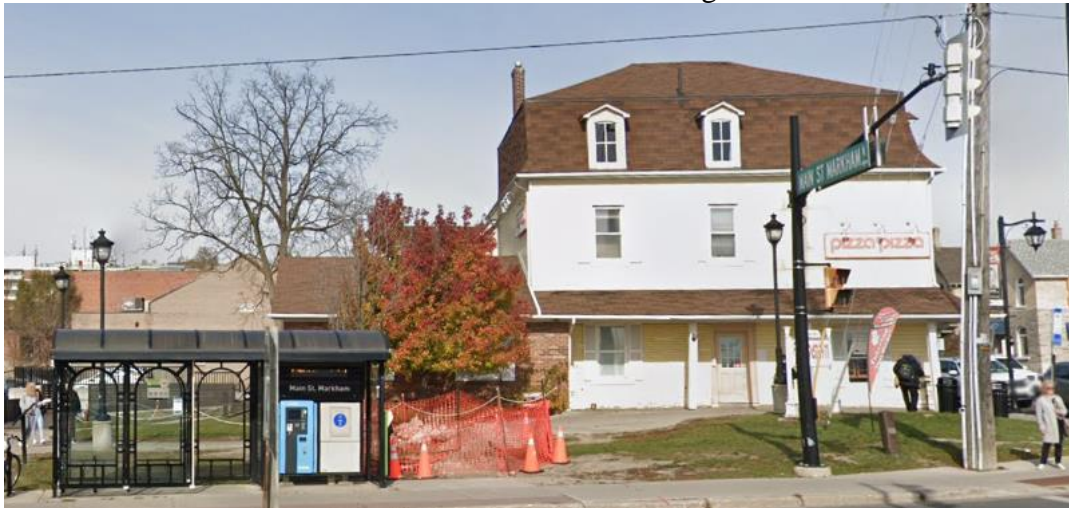


## Adjacent Properties

To the north of the site



Commercial Plaza- Starbucks Coffee – traditional design treatment



Google Maps – Pizza Pizza at Northwest Corner



Google Maps – Northeast Corner – Special Event Sign and Husky Station





Google Maps – Southeast Corner- War Cenotaph and landscaping, Markham Library



Google Maps – Landscape area on Main Street South, small retaining wall with traditional stone



Google Maps – Looking north on Main St South- enhanced landscaping in centre median

## Proposed Site Plan



## Proposed Convenience Store Elevations



1 FRONT ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



2 BACK ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

4 SIDE ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



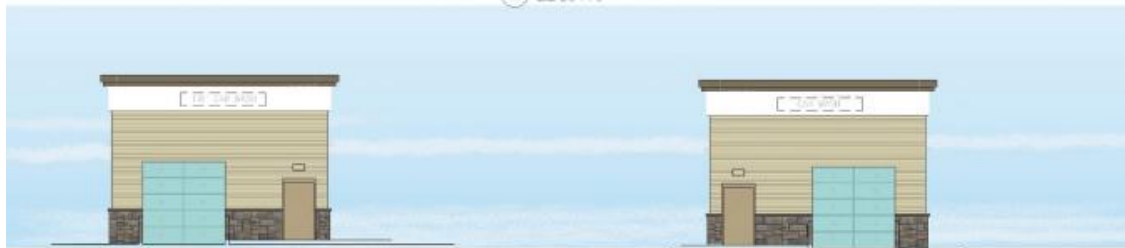
## Proposed Car Wash Elevations



1 "SIDE" ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



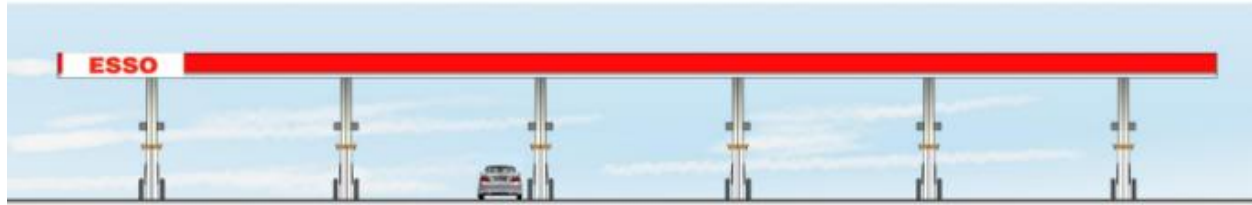
2 "SIDE" ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"



3 "BACK EXIT" ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"

4 "FRONT ENTRANCE" ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"

## Proposed Fuel Pump Canopy Elevations



3 "FRONT" ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



1 "SIDE" ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"



2 "SIDE" ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"

**Existing Esso Station** – at north end of Markham Village located at the Southwest corner of 16<sup>th</sup> Avenue and Markham Main Street North  
 Google Maps - Enhanced landscape with stone posts/metal fencing; traditional Main St streetlight use on site



Traditional brick treatment on store; lower brick ground sign with external illumination



Google Maps



## Other Gas Station in Heritage Areas

Village of Columbus (Oshawa) ESSO - Building faces street concealing pump area



Staff photos



**Village of Brooklin – Town of Whitby - Shell**



Google Maps



**Orangeville – Petro Canada**



Google Maps



### **Architectural Detailing of a Car Wash (Ancilliary Building)**



Brampton Service Station Guidelines

### **Commercial Plaza in Box Grove- traditional design approach for character community**



Google Maps

### **Petro Can at 16<sup>th</sup> and Ninth Line- located at corner**



Google Maps

**Other Commercial Businesses in Heritage Areas  
Grimsby**



Staff Photo