



Heritage Markham Committee Agenda

May 12, 2021, 7:00 PM

Electronic Meeting

The Fifth 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 May 12, 2021 Heritage Markham Committee agenda be approved.

3.2. MINUTES OF THE APRIL 14, 2021 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

9

See attached material.

That the minutes of the Heritage Markham Committee meeting held on April 14, 2021 be received and adopted.

3.3. NEW MEMBERS HERITAGE MARKHAM COMMITTEE (16.11)

20

Extracts: R. Hutcheson, Manager, Heritage Planning

See attached staff memorandum.

Recommendation:

That Heritage Markham Committee welcomes Victor Huang, Nathan Proctor, David Wilson and Elizabeth Wimmer to the committee.

3.4. END OF TERM FOR SELECT COMMITTEE MEMBERS (16.11)

21

Extracts: R. Hutcheson, Manager, Heritage Planning

See attached staff memorandum.

Recommendation:

That Heritage Markham acknowledges and appreciates the many years of commitment and dedicated service provided by Evelin Ellison, Tony Farr and Graham Dewar to the Heritage Markham Committee, and recognizes their outstanding contribution and effort in protecting and preserving the heritage resources in Markham.

4. PART TWO - DEPUTATIONS

4.1. OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

22

**134, 136, 140, 144 AND 152 MAIN STREET NORTH;
12 WILSON ST
RESIDENTIAL RETIREMENT DEVELOPMENT WITH COMMERCIAL
SMARTCENTRES AND REVERA INC. (2637996 ONTARIO INC) (16.11)**

FILE NUMBER: PLAN 20 136386

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum and material.

Representatives of Smartcentres and Revera will be in attendance to provide an overview of the proposal at 8:00pm.

Recommendation:

THAT Heritage Markham Committee has the following comments from a heritage perspective on the proposal for the redevelopment of the Markham Village Lanes complex:

- No objection to the demolition of the Markham Village Lanes building;
- Objection to the proposed replication of 12 Wilson Street (Charles and Maria Carlton House), but no objection to the removal of the additions constructed in the 1990s;
- Support the retention of the five cultural heritage resources on Main Street North and their further protection through heritage easement agreements;
- Support obtaining a conservation/restoration plan as part of a future site plan control application to address the restoration requirements associated

with each cultural heritage resource;

- Provide convenient and visible at-grade parking to support and ensure the success of the proposed commercial uses within the retained cultural heritage resources;

- For the new development:

- o Reduce the proposed height of the development. A maximum height of four storeys with transitions to two storeys to match the heights of lower scale residential properties adjacent to the development is recommended.
- o Explore opportunities to further reduce the massing of the structure by breaking up the facades and the overall building mass into elements that better reflect the scale and massing of adjacent building forms.
- o Generally support the current design approach (modern complementary) which works well for backdrop buildings (behind the Main Street heritage buildings) but explore other related approaches to ensure side and rear facades are more in character with their surroundings.
- o Consider the use of a window design that is more traditional in appearance and revise the design to have integrated balconies as opposed to projecting balconies
- o Appropriate use of traditional materials including limiting stone to a foundation treatment rather than an exterior wall cladding.

5. PART THREE - CONSENT

5.1. HERITAGE PERMIT APPLICATIONS

47

DELEGATED APPROVAL BY HERITAGE SECTION STAFF
117 MAIN STREET (UHCD)
361 MAIN STREET NORTH (MVHCD) (16.11)

FILE NUMBERS:

- HE 21 116778
- HE 21 119757

Extracts:

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

28 PIKE LANE

2 YAN'S WAY (FORMERLY 9064 WOODBINE AVENUE)

177 MAIN STREET (UHCD)

53 MAIN STREET N (MVHCD) (16.11)

FILE NUMBERS:

- HP 21 107286
- HP 20 126153
- NH 21 115717 000 00
- NH 21 116371

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

E. Manning, 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. DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

49

REVIEW OF 2021 APPLICATIONS

32 WASHINGTON ST.

33 DICKSON HILL ROAD

99 THOROUGHBRED WAY

11172 WARDEN AVE.

118 MAIN ST. U.

123 MAIN ST. U.

26 COLBORNE ST.

1 MILLBROOK GATE (16.11)

FILE NUMBER: N/A

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum and material.

Recommendation:

THAT Heritage Markham supports the funding of the following seven grant applications at a total cost of \$29,999.99 subject to the amounts and conditions noted on the individual summary sheets:

- 32 Washington Street, Markham Village;
- 33 Dickson Hill Road, Markham;
- 99 Thoroughbred Way, Markham;
- 11172 Warden Avenue, Markham
- 118 Main Street, Unionville;
- 123 Main Street, Unionville;
- 26 Colborne Street, Thornhill

THAT Heritage Markham does not support the grant application for 1 Millbrook Gate.

6.2. COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM

62

REVIEW OF 2021 GRANT APPLICATIONS

139, 155, 157, 159, 205, 206 AND 209 MAIN STREET UNIONVILLE (16.11)

FILE NUMBER: N/A

Extracts:

R.Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

See attached staff memorandum and material.

Recommendation:

THAT Heritage Markham supports a grant for the proposed new awning at 139 Main St. Unionville subject to the applicant obtaining a Building/Heritage permit for the proposed work;

THAT Heritage Markham supports a grant for the selective repair and repainting of the wooden board and batten siding at 155 Main St. Unionville subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the replacement of the existing rotten wooden board and batten siding of the roof dormers with an appropriate aluminium siding selective repair subject to the applicant obtaining a Building/Heritage permit for the proposed work;

THAT Heritage Markham supports a grant for the replacement of the existing storefront windows subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the selective repair and repainting of the wooden board and batten siding at 205 Main St. Unionville subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the completed installation of a new cedar shingle roof at 206 Main St. Unionville;

THAT Heritage Markham supports a grant for the repair and repainting of the exterior 209 Main Street Unionville subject to the property being brought into compliance with the City's Sign By-law and the applicant obtaining a Heritage Permit for the proposed work;

THAT Façade Easement Agreements be secured for properties receiving grant assistance exceeding \$5,000.00;

AND THAT Council consider increasing the budget for the 2021 City of Markham Commercial Façade Improvement Program to \$52, 988.71 to match the amount of grant requests.

6.3. NOTICE OF INTENTION TO DEMOLISH

76

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

E. Manning, Heritage Planner

See attached staff 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 AND COMMITTEE OF ADJUSTMENT VARIANCE APPLICATIONS

81

29 JERMAN STREET MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT PROPOSED REAR ADDITION AND SECONDARY SUITE (16.11)

FILE NUMBERS:

- SPC 20 132562
- A/025/21

Extracts:

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

See attached staff memorandum and material.

Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the requested variance to permit:

- an accessory dwelling unit; whereas the by-law does not permit the use.
- a reduction in 1 parking space, whereas the By-law requires 1 parking space for an accessory dwelling unit

at 29 Jerman Street in Markham Village as they relate to the proposed rear addition to the existing dwelling.

AND THAT final review of the variance application A/025/21 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: 4
April 14, 2021, 7:00 PM
Electronic Meeting

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

1. CALL TO ORDER

Councillor Keith Irish, Chair, convened the meeting at 7:01 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

Anthony Farr declared a conflict of interest on Agenda Item No. 6.2 - Site Plan Control Application and Variance Applications, Proposed Reconstruction of Fire Damaged Dwelling, 32 Colborne St., Thornhill Heritage Conservation District, as he resides next door to the property.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

Regan Hutcheson, Manager of Heritage Planning advised that the applicant has requested that Agenda Item No. 4.1 – 10379 and 10411 Kennedy Road, Minotar Holdings Inc and Hal-Van 5.5 Investments LTD. be deferred to the next meeting.

Committee agreed to defer the item until the May 12, 2021 Heritage Markham Committee meeting.

Recommendation:

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

Carried

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

Recommendation:

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

Carried

4. PART TWO - DEPUTATIONS

4.1 PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

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

This item was deferred to the May 12, 2021, Heritage Markham Committee Agenda.

5. PART THREE – CONSENT

5.1 HERITAGE PERMIT APPLICATIONS

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

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 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

Peter Wokral, Senior Heritage Planner, clarified that there will not be any trees removed for construction of a rear deck at 2 Marie Court.

Recommendation:

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

Carried

6. PART FOUR - REGULAR

6.1 REQUEST FOR FEEDBACK

**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

Anthony Farr declared a conflict of interest on this item and did not participate in the discussion, as he lives next door to the property.

Peter Wokral, Senior Manager of Heritage Planning, presented the staff memorandum on the proposed alterations of designated interior features, Stiver House, 206 Main Street Unionville Heritage Conservation District. The applicant is requesting to remove parts of two historic plaster walls to make the space more suitable for retail purposes, and to accommodate a potential retail tenant.

Regan Hutcheson, Manager of Heritage Planning, advised that interior features of the Stiver House were designated in 2020 with the approval of the owner.

Mr. LeDonne, applicant, and property owner advised that the application to alter the designated interior features is to open up the space and make it suitable for retail purposes. A potential retail tenant has requested that the work be done, as the current compartmentalization of the house is not suitable for retail. Only personal services have demonstrated an interest in leasing the house with its current layout. The applicant believed that leasing the house to a retailer was in best interest of Main Street Unionville.

Committee provided the following feedback on the proposed alterations to the designated interior features of the Stiver House:

- Noted that the house will never be used as a residential home again as it is zoned for commercial uses, and if its current interior structure is not conducive to retail it will not help Main Street Unionville thrive;
- Supported the request as it may help revive Main Street Unionville, and to discourage more personal services business on the street;
- Noted that the key heritage features in the interior of the house are still being preserved;
- Suggested that opening up the interior of the house and making it more usable for retail purposes may help ensure the house is preserved over time;
- Suggested that the full length of the baseboards be removed and stored on site in case the house is restored, or the board is used somewhere else in the house in the future.

Recommendation:

THAT Heritage Markham supports 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; **and,**

The Heritage Markham recommends that the historic baseboard be removed only in complete sections and that the baseboards be protected and stored on site; and,

That the interior alterations to the house be documented with photos.

Carried

6.2 SITE PLAN CONTROL APPLICATION AND VARIANCE APPLICATIONS

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

Peter Wokral, Manager of Heritage Planning, presented the staff memorandum for the proposed reconstruction of a fired damaged dwelling on 32 Colborne Street.

Barry Nelson, representing The Society of Preservation of Historic Thornhill (SPOHT) was generally supportive of the staff recommendation, but suggested the following:

- That the veranda spanning the full width of the house (including the east bay) be permitted as it is an important feature to the property owner;
- That any modern glazing address the City of Markham's Bird Friendly Guidelines;
- That picket railing be used on the rear deck versus transparent glass.

The Committee provided the following feedback on the development proposal:

- Requested the rear balcony have picket railing rather than a tempered glass railing;
- Suggested the bay be moved forward to permit for the veranda.

Belinda Jones Architect clarified that another variance would be required if the bay was moved forward to permit for the veranda.

Mr. Wokal suggested that staff would likely be supportive of moving the bay forward to permit for the veranda even if a front-set-back variance is required.

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 rear balcony have picket railings instead of tempered glass railings;**
- 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 configurations, and include a sills.

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.

Carried

6.3 NOTICE OF INTENTION TO DEMOLISH

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

Peter Wokral, Manager, Heritage Planning, presented the staff memorandum on the notice of intention to demolish 32 Joseph Street, Markham Village Heritage Conservation District.

Russ Gregory, representing the applicant, advised that the owner would like to build a new house on the property that will complement existing houses in the neighbourhood.

John Mintsopoulous, owner, noted that the house does not have a historical look or a visual appeal, and did not see how the house could be renovated to meet his needs. Mr. Mintsopoulous suggested that a new house that complements the existing houses in the neighbourhood would add more vibrancy to the street.

Committee discussed the demolition proposal and would not support the request without seeing drawings of the proposed new dwelling to be built on the property. It also suggested that the house did not seem to be of a significant cultural heritage value.

Regan Hutcheson, Manager of Heritage Planning advised that any new dwelling on the property would be required to be in compliance with heritage policies, as the property is located within the Markham Village Heritage Conservation District. He noted that consideration of a demolition request should be based on whether the property had cultural heritage value or not, rather than what a replacement building would look like.

Mr. Gregory agreed to prepare drawings for the May 12th heritage meeting.

Mr. Hutcheson advised that the City will need in writing that the owner agrees to the extension of the demolition permit until July 2, 2021 to allow this matter to go to Council.

Recommendation:

THAT the Heritage Markham Committee defer its decision on supporting or objecting the demolition of 32 Joseph Street, a “Type B” heritage cultural resource, to the May 12, 2021 Heritage Markham meeting; and

THAT with the owner’s agreement, the demolition review period be extended to July 2, 2021.

Carried

6.4 SITE PLAN CONTROL APPLICATION

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

Peter Wokral, Senior Heritage Planner presented the staff memorandum of the proposed redevelopment of the Esso Service Station at 5965 Highway 7, East Markham Village Heritage Conservation District. The proposal includes demolishing the existing buildings on the site and replacing them with a larger convenience store, a car wash, an expanded number of fuel pumps and canopy.

Staff suggested a number of design changes. Staff are recommending reducing the entrances to the gas station on Main Street South from two to one so that that landscaping can be added to the site in this area to improve the aesthetics of the gas station and to enhance the Hwy 7/Main St intersection area.

Crystal Frazao, representing the owner advised that adding the landscaping, and having one larger entrance on Main Street South (instead of two entrances) would

require a reduction in the number of parking spots at the gas station by four, and that with the reduction in parking it would not be in compliance with the City's parking requirements. She was unsure if a reduction in the number of entrances would impact the gas stations operations.

Mr. Wokral advised that City staff will sometimes support minor variances in the number of parking spaces provided if they support greater Urban Design/Planning objectives.

Committee provided the following feedback on the proposal to re-develop the gas station:

- Suggested that one larger entrance would be more pedestrian friendly, but did not support it if it will impact the gas stations operations;
- Suggested that the proposed location for the car wash may create a long line-up of cars;
- Suggested the landscaping should be easy to maintain, noting gas stations do not always maintain their landscaping;
- Suggested that warm paint colours be used, and that the surrounding neighbourhood be considered when selecting the lighting;
- Suggested having a pump for electric cars.

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 limiting stone veneer to a foundational element below the sills of the proposed windows and that the proposed brick reflect historic local brick of Markham Village, , 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.

Carried

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

a) Furniture on Main Street Unionville

Councillor Reid McAlpine advised that there is delay in putting furniture on Main Street Unionville in the small parkette at the top of the stairs due to the space being needed for outdoor patio space for a restaurant this summer if the Province permits outdoor dining.

b) Unionville Heritage Centre Secondary Plan

Regan Hutcheson, Manager of Heritage Planning advised that staff will continue their work on the Unionville Heritage Centre Secondary Plan once the Unionville Core Area Streetscape Master Plan is complete.

8. PART SIX - NEW BUSINESS

a) Community Information Meeting

Councillor Karen Rea invited the Committee Members to attend a community information meeting she is hosting on April 28, 2021, at 6:00 PM in regards to the development proposal for 144 Main Street Markham.

Regan Hutcheson, Manager of Heritage Planning advised that a large seniors residence is being proposed on this property.

b) Reminder to Residents

Evelin Ellison suggested that a reminder be provided to residents that a permit is required to do any work on a heritage property (i.e. painting, changing a door or window, or doing any type of renovation). Ms. Ellison also noted that the horse hitching post in Pomona Mills Park is broken and needs to be repaired.

c) Classification of Houses Built after 1920

Lake Trevelyan noted that he would like to discuss the classification of houses built after 1920 with Heritage Staff, as he did not think that houses should be classified unless they were of a significant cultural heritage value.

Mr. Hutcheson advised that dwellings/buildings built after 1920 in a heritage district will often be classified as Cclass B, resources. These properties are usually of a complementary design/scale/proportion to heritage buildings in the community.

d) Ministry of Heritage, Sport, Tourism, and Culture Industries Ontario Volunteer Service Awards

Mr. Hutcheson advised that only members that had served five consecutive years on the Heritage Markham Committee were eligible and nominated for the Ministry of Heritage, Sport, Tourism, and Culture Industries Ontario Volunteer Service Awards.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:27 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: May 12, 2021

SUBJECT: New Members
Heritage Markham Committee

Markham Council appointed four new members to the Heritage Markham Committee on April 20, 2021. They are:

Victor Huang – resident of the Buttonville Heritage Conservation District, profession- developer
Nathan Proctor – born and raised in Markham Village, profession – residential construction and restoration

David Wilson – Unionville area resident for 29 years, profession – project manager/engineer and certified professional facilitator.

Elizabeth Wimmer – retired City staff member from Urban Design, profession – landscape architect.

There is still one vacancy remaining on the Committee. David Nesbitt has agreed to remain until the vacancy is filled.

Each new member is encouraged to introduce themselves to the Committee.

Suggested Recommendation for Heritage Markham

That Heritage Markham Committee welcomes Victor Huang, Nathan Proctor, David Wilson and Elizabeth Wimmer to the committee.

File: Heritage Markham Committee file



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: May 12, 2021

SUBJECT: End of Term for Select Committee Members

As of April 21, 2021, the following members of Heritage Markham Committee have officially completed their appointed term on the committee:

- Evelin Ellison (Thornhill)
- Tony Farr (Thornhill)
- Graham Dewar (Markham)

Evelin was on the committee for two years in the early 2000s and then for the last six years (July 2015 – April 2021). Tony, a resident of the Thornhill Heritage Conservation District was a member for just over seven years (February 2014 to April 2021). Graham also served for just over seven years (February 2014 to April 2021) and was Chair of committee in 2019 and 2020 (including the Chair during the first year of virtual meetings). All three members were very active contributors participating in site visits and architectural review sub-committees.

At this time, we would like to acknowledge the contribution of all three members for their commitment to the Heritage Markham Committee and their support for the City's heritage conservation program.

Suggested Recommendation for Heritage Markham

That Heritage Markham acknowledges and appreciates the many years of commitment and dedicated service provided Evelin Ellison, Tony Farr and Graham Dewar to the Heritage Markham Committee, and recognizes their outstanding contribution and effort in protecting and preserving the heritage resources in Markham.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: May 12, 2021

SUBJECT: Official Plan and Zoning By-law Amendments
134, 136, 140, 144 and 152 Main Street North; 12 Wilson St
Residential Retirement Development with Commercial
SmartCentres and Revera Inc. (2637996 Ontario Inc)
PLAN 20 136386

Property/Building Description: Markham Village Lanes Commercial Development, c. 1980s
Use: Commercial Properties
Heritage Status: Markham Village Heritage Conservation District (Part V)
Six cultural heritage resources on the combined properties- 5 on Main St and one on Wilson St. (see below)

Application/Proposal

- Applications include an Official Plan Amendment and a Zoning By-law Amendment. A future Site Plan Control Application would be required.
- The Applications collectively apply to six (6) properties known legally as 134, 136, 140, 144, 152 Main Street North, 12 Wilson Street (See the Location Map).
- Together these properties consist of approximately 0.825 hectares (2.04 acres), situated in the Markham Village Heritage Conservation District.
- The proposed development block is bounded by Main Street North to the east, Wilson Street to the south, Water Street to the west and 154 Main Street North to the north.
- The Applications are intended to facilitate the proposed 22,650m² (243,803 ft²) six/seven storey retirement residence on the Subject Lands (See Proposed Site Plan and Elevations, as well as Perspective Elevations). Table 1 below summarizes the proposed unit types.

Table 1: Proposed Units

Unit Type	
Independent Living Units	110
Independent Supportive Living Units	131
Assisted Living Units	33
Memory Care Units	34
Total	308

- Five of the existing cultural heritage resources would remain in commercial uses with the building at 12 Wilson Street being replicated and partially incorporated into the retirement residence. The amount of commercial space being retained in the development is approximately 836m² (9,000 ft²). The current development site contains approximately 6,503 m² (70,000 ft²) of commercial space
- The proposal includes both underground parking and at grade parking in an interior courtyard. Access is provided primarily from Water St with a vehicular driveway loop drop off from Main St N.
- The accompanying Zoning By-law Amendment application proposes to permit institutional uses, a six storey high building, and site-specific development and parking standards.

Background Information

a) Surrounding land uses (See Appendix “B” for photographs)

- Immediately to the north are residential/commercial properties including Dixon Gardens Funeral Home
- East across Main Street North are commercial properties including the vacant Tremont Hotel building, primarily two storey in height and St Andrew’s Church
- South across Wilson Street are commercial properties, primarily two storeys in height and two storey historic townhouses
- West across Water Street are a residential condominium (4 storeys), and single detached dwellings, Water Street seniors housing (6 and 4 storeys) and the Water Street Seniors Activity Centre

b) Cultural Heritage Resources

- The property contain the following six (6) heritage structures which are designated pursuant to Part V (District Designation) of the Ontario Heritage Act:

Address	Historic Name
134 Main Street N	Fogg-Hook Bakery, 1870
136 Main Street N	Underhill Shoe Shop, c.1881
140 Main Street N	William & Eliza Browning House, c.1852
144 Main Street N	Henry Wilson House, 1888
152 Main Street N	Dr. Wesley Robinson House, c 1875
12 Wilson Street	Charles and Maria Carleton House, 1875

- See Appendix “A” for photographs of the heritage resources. The building at 144 Main Street North is also individually designated under Part IV of the Ontario Heritage Act, and 140 and 152 Main St N are further protected through Heritage Easement Agreements.

c) Heritage Policy Guidance

- Markham Official Plan (the “OP”)
 - The City’s Official Plan provides guidance regarding cultural heritage resources and their protection in Section 4.5
 - The Markham Village Heritage Conservation District is identified in the OP as one the City’s heritage districts, and all properties within each district are subject to the policies, guidelines and procedures of the respective plan (4.5.2.7).
 - The Cultural Heritage policies in the OP include ensuring the **protection and conservation** of cultural heritage resources (4.5.3.1) and **using all available municipal tools to ensure that development is designed, sited or regulated so as to protect and mitigate any negative visual, and physical impact on the heritage attributes of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource.** (4.5.3.3)
 - The review of development applications in heritage conservation districts will be guided by the applicable heritage conservation district plans and the following criteria (4.5.3.7):
 - i. properties of cultural heritage value including *built heritage resources, cultural heritage landscapes and archaeological resources* **should be protected from any adverse effects of the proposed alterations, works or development;**
 - ii. the **original or significant building fabric and architectural features on buildings of cultural heritage value should be retained and repaired;**
 - iii. new additions and features should generally be no higher than the existing building of cultural heritage value and wherever possible, be placed to rear of the building or set back substantially from the principal façade; and
 - iv. **new construction and/or infill development shall be generally consistent with the area’s heritage architecture to reflect complementary**
 - **heights, widths, massing and orientation;**
 - **setbacks;**
 - **materials and colours; and**
 - **proportioned windows, doors and roof lines; of adjacent heritage buildings;**
- Markham Village Heritage Conservation District Plan (the “Heritage Plan”)
 - The Heritage Plan provides direction related to appropriate infill development from a design and material perspective, height, scale and massing, streetscape,

building typology, and addressing landmark features such as the cultural heritage resources both on the property and in the immediate area.

- Building Policies – There are different approaches which can be utilized for new compatible buildings within the District: “Restoration”, “Complementary by Approximation” and “Modern Complementary”.
 - Restoration Approach – for new buildings, there must be a great deal of care to ensure that the reproduction of an entire building is typical of the period without pretending to be original. This approach would appear to work best with smaller scale new development.
 - Complementary by Approximation – For new buildings, approximation requires an understanding of the overall architectural designs, patterns, massing, and urban form within the District particularly with reference to heritage properties to ensure compatibility with existing heritage stock.
 - Modern Complementary – this approach can be effective as a backdrop to heritage buildings. The new building should be compatible and in scale with heritage buildings surrounding it. Such design should be compatible in terms of scale, proportions, rhythm, massing, colours, materials with original heritage buildings wither abutting or in the surrounding area.
- New Buildings – not required to look like a restoration, but will be judged on compatibility with adjacent buildings (massing, proportions and size). Roof shapes, window fenestration, materials and colours should generally be complementary to the District.(3.6)
- Commercial Core – Section 4.1 provides guidelines for the commercial core area – the plan indicates that the challenge will be to guide and tie together the conservation of the existing heritage elements with the design of the new buildings, such that the whole character and ambiance of the commercial area will remain as a vibrant and viable, heritage oriented “village core”.
 - Heights and Proportions – building heights rarely exceed 2 – 2 ½ storeys and building blocks express a harmonious shape and proportion (usually rectangular and 2 x3 proportion). Maintain 2- 3 storey heights and ensure proportions of new buildings through redevelopment are complementary and in harmony with adjacent buildings. (section 4.1.1)
 - Rhythm and Setbacks – Spaces between existing buildings are important. New infill buildings should not obscure and overpower the heritage buildings. If redevelopment is at a street intersection, setbacks of new buildings should be established such that the greater portion of adjacent heritage buildings are not obscured. Retain existing spaces between existing buildings, ensure new buildings don’t impact the overall rhythm of existing properties and ensure new development in behind the existing streetscape should be setback and maintain spaces between the older structures.
 - Facades and Fenestration – Focus is on storefronts. Maintain/renovate sound storefronts (details, design and proportions). Maintain heritage character and remove additions/elements that detract. Make improvements to those that don’t harmonize to be compatible with

adjacent buildings. Utilize archival research for improvements. (section 4.1.3)

- Parking – screen parking areas using appropriate materials, provide direct pedestrian access to parking areas (convenient and well marked).
- Roofs – should complement the established roof patterns of adjacent historical buildings and use appropriate materials
- Exterior Finish – New structures should be complementary in terms of materials and type of finishes to the existing heritage structures. Brick and wood siding is supported. Stucco or stone may be considered provided it complements.

d) Planning Policy Guidance

- Provincial Policy Statement
 - 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
 - 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
 - 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- Markham Official Plan (the “OP”)
 - The City’s Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) provides land use policy to guide future development and manage growth.
 - Land Use
 - The OP designates the subject lands as ‘Mixed Use Heritage Main Street’.
 - The objective of this land use designation is to provide **a traditional shopping experience for residents and visitors in an historic commercial main street setting where at-grade uses are predominantly retail.**
 - **New infill development will be subject to strict conditions outlined in the heritage conservation district plans** to ensure compatibility with existing cultural heritage resources.
 - **Where considered appropriate and subject to compatibility of built form with adjacent heritage buildings and the importance of maintaining the rhythm and flow of retail activity at grade, stand-alone residential buildings may also be considered in exceptional circumstances.**
 - Area and Site Specific Policies
 - Section 9 – Area and Site Specific Policies of the Official Plan includes detailed policies to guide future development and growth in the Markham Village Heritage

Centre (same boundaries as the heritage conservation district) (9.13), and provides specific policies for Mixed Use Heritage Main Street lands.

- Land use objectives for this Heritage Centre include recognizing a variety of residential housing forms, tenures and densities, and the significance of the area's cultural heritage attributes embodied in buildings and landscapes. The objectives are to also **recognize the distinct character of heritage buildings and landscapes and to ensure that compatible infill development and redevelopment has regard for the protection and preservation of heritage buildings, building design, building materials and treatments, signage and lighting, landscaping and tree preservation to enhance the District's heritage character and complement the area's village-like, human scale of development. (9.13.4.1.a and b).**
- All new development and redevelopment is to conform to the Markham Village Heritage Conservation District Plan which shall take precedence over any other policies in this Plan (9.13.4.3)
- The following use, height and parking provisions apply to the Mixed Use Heritage Main Street lands: **a) new dwelling units shall only be located above the ground floor and where appropriate to the rear of street-related retail and service uses; and c) the maximum building height for the front portion of buildings fronting on Main Street shall be 3 storeys. (9.13.4.9)**
- In considering applications for development approval, development is to adhere to certain criteria including 1) the **protection and preservation of any heritage buildings** existing on-site, 2) **minimizing the impact of new development** on the historic character of the area by considering the compatibility of the proposed use, the capacity of the site for the use/parking/infrastructure, location of parking/loading/access and opportunities for landscaping/screening; the **improvement to parking areas/circulation patterns and pedestrian convenience and safety**; and **provision on on-site parking for commercial development. (9.13.4.10).**

Intensification Strategy and Centres and Corridors

- The Markham OP includes an intensification strategy to address new residential development from 2006-2031 to meet the Provincial Growth Plan density targets. The OP notes that it is the policy of Council:
 - To accommodate residential intensification within the built-up area **without significantly impacted established residential neighbourhoods, heritage conservation districts** and business parks, and by generally **maintaining the function of the existing retail areas or sites as they redevelop into mixed use areas. (2.4.3)**
 - That **infill and redevelopment in heritage conservation districts** will only be considered **in accordance with OP policies and Heritage Conservation District Plans. (2.4.10)**

- The OP also identifies Centres and Corridors where future growth (development and redevelopment) should be directed. Most development will be directed to larger Regional Centres and Regional Corridors/key development areas. Smaller scale infill and intensification may be considered in Local Centres and Local Corridors. **Heritage Centres (Thornhill, Buttonville, Unionville and Markham Village heritage conservation districts) are also identified, but the OP notes any infill development and redevelopment will be compatible and enhance the heritage character and village-like, human scale of development within Heritage Centres.**

Staff Comments

The following comments are provide from a heritage conservation or heritage planning perspective, and the comments are focussed on matters that pertain to **the mandate of the Heritage Markham Committee.**

1) Proposed Demolitions

- Markham Village Lanes - The proposal would require the removal of the existing commercial development known as Markham Village Lanes. This development was introduced in the 1980's behind 140 and 144 Main Street to provide additional commercial and office uses. The development was designed to be complementary to the existing heritage resources and the character of the historic Main Street through its height (2and 3 storeys), proportions and materials. Notwithstanding its design, the building is not considered to be of cultural heritage value. No objection to its demolition.
- 12 Wilson Street – the proposal would see the demolition of this building known as the Charles and Maria Carlton House, c. 1875, and its partial replication on the Wilson Street frontage as part of the new building. The value of this specific property was considered by Heritage Markham Committee in May 2020 at the request of the applicant.
 - In 1989, the City classified 12 Wilson Street as a 'Type A' heritage property, which possesses historical/architectural value of major importance to the area.
 - In the redevelopment of the property in the 1990s, the house was extensively renovated, and much of the original materials were removed (windows, doors, exterior cladding, and decorative features), compromising the authenticity of the heritage resource. However, staff noted that to the average person, the house still resembles a historic house, and it complements the neighbouring properties.
 - The building does provide a focal point at the end of Water Street and is complementary to the historic townhouses across the street (15 and 19 Wilson) and the historic dwelling units at 30 Wilson Street (to the west of 12 Wilson). Its overall scale and massing is complementary.
 - Heritage Markham Committee provided feedback on a preferred approach with the majority of members supporting the option of retaining the portion of the building fronting onto Wilson Street that possesses cultural heritage value and that it be restored as part of any future development of the overall property.
 - The partial replication of the first few feet of the Charles and Maria Carlton House represents facadism which is not supported by Heritage staff for the negative impacts it has on the integrity of the heritage resource, and undesirable precedent is sets for other development required to incorporate heritage resources.

2) New Development

• General

- The applicant has attempted to introduce a number of design features to address the compatibility of the new building with both adjacent heritage buildings and the community, including certain setbacks, use of materials and certain features. However, based on the existing policy framework and guidelines, there are some key design issues from a heritage perspective.
- The overall objective when considering new infill development is to enhance the District's heritage character and complement the area's village-like, human scale of development.

• Height

- From a heritage perspective, height is always a challenging issue in a heritage conservation district
- The proposed six /seven storey building height does not comply with the following policies which regulate new development on the property:
 - the Heritage District Plan provides direction for 2-3 storeys in the commercial area which anticipated smaller scale infill development in the area such as a new infill building along the Main Street streetscape.
 - The OP notes new construction and/or infill development shall be generally consistent with the area's heritage architecture to reflect complementary heights, widths, and massing.
 - the OP Area and Site Specific policy for this area indicates a maximum of 3 storeys for the front portion along Main Street (seeming to acknowledge that there might be higher development to the rear of the traditional streetscape height which would be considered on a case-by case basis with the understanding that the objective is to enhance and support the heritage character and maintain the village-like, human scale of development).
- Existing development in the area includes a six storey seniors building further to the west (which due to grade changes appears much lower in height) and the residential condo at 68 Main Street which is a newer 6 storey residential building masked by a 3 +1 storey commercial/residential building along the Main Street frontage.
- On the subject property, there is concern regarding height as it relates to the heritage buildings on Main Street going from 2 storeys to 6 storeys with a setback of about 15 m. The transition of the height on other three facades is also of concern as it impacts existing 2 storey residential units.
- The Water Street and part of the Wilson Street building height of 7 storeys due to grade changes is also out of character with the surrounding buildings. The roof infrastructure will also add height to the buildings (perhaps 1 ½ storeys in select areas).
- Therefore, it is recommended that the applicant revisit the issue of height. A reduction in the proposed height to a maximum of four storeys, and transition of the height of the development along Wilson and Water streets to match the heights of existing two-storey heritage buildings to the south and west of the site would help the development better integrate into the community from a heritage perspective.

- Massing and Scale

- The massing of the proposed building is out of scale with the type of buildings traditionally found fronting Main Street North. The closest comparison is 68 Main St N which has a six storey high residential component that is screened from view by a continuous block of complementary 3 storey infill mixed use buildings fronting Main Street and is not adjacent to any public streets.
- Consider the use of step backs to reduce the visual weight of the proposed building, and to better relate to the scale of heritage properties along Main Street.
- On a positive note, the spaces between the cultural heritage resources on Main Street have been retained supporting the existing rhythm of the street;
- For a building which is substantially larger than typical buildings, the scale of the structure can be further reduced by architecturally breaking up the facades into elements that better reflect adjacent building forms. This should be further explored.

- Design Approach

- Any new development needs to be complementary to the heritage character of the area, but does not necessarily have to look like a heritage building especially when the building is of a larger massing than would typically be found in a former village setting.
- The current design approach appears to be more modern complementary which can work well for backdrop buildings (behind the Main Street heritage buildings), but is out of character with its surroundings on other street elevations.
- Consider refining the base of the building, including the entrance canopy, to better reflect the fine-grained articulation of retained and adjacent heritage resources.
- Suggest the use of integrated balconies as opposed to projecting balconies.
- Consider the use of a window design that is more traditional in appearance

- Materials

- Use of brick masonry for wall treatment is supported. Ensure the use of masonry that is compatible in colour and texture with adjacent heritage resources.
- Consider creating differentiation between the building base and upper storeys using different material treatments. The use of brick for the lower storeys would ensure a compatible relationship with retained and adjacent heritage resources,
- Explore a greater ratio of glazing to masonry to reduce the visual weight of the proposed building.
- If additional height is to be pursued above 3-4 storeys, consider using building materials lighter in appearance.
- The use of a stone treatments other than for a foundation is not common or typical in the Markham Village Heritage Conservation District and should be avoided.
- Information on the proposed cladding for the mechanical penthouses would be helpful. Every effort should be made to mitigate their visual impact.

3) Existing Cultural Heritage Resources

- As noted above, the proposal for 12 Wilson Street is to replicate the front portion of the dwelling (incorporating it into the new building) and remove all the 1990s additions. There is no concern with the removal of the later additions, however the replication would be contrary to the previous advice provided by Heritage Markham Committee and is not supported.
- All five cultural heritage resources located along Main Street are to be retained and to remain in commercial uses not associated with the retirement development.
- The applicant has indicated that the restoration of the existing structures would also occur as part of the overall redevelopment which should involve an examination of each building to determine the appropriate amount of restorative improvement. A conservation/restoration plan as part of a future site plan control application should address these issues.
- Heritage Easement Agreements should be secured for those building currently not subject to this protection mechanism.
- A heritage issue (as it relates to the success of the commercial properties) is the absence of on-site, ground related parking. The subject property currently provides approximately 80 above ground parking spaces that are largely visible from adjacent streets, whereas the proposed development only appears to provide a handful of above ground parking spaces concealed from public view within the proposed interior courtyard. Staff is aware that this was a major issue associated with Markham Village Lanes (as the parking was originally only at the rear) and resulted in the former owner purchasing 152 Main St N to provide additional parking spaces closer to the Main Street frontage to serve the commercial properties on Main Street.

Summary/ Next Steps

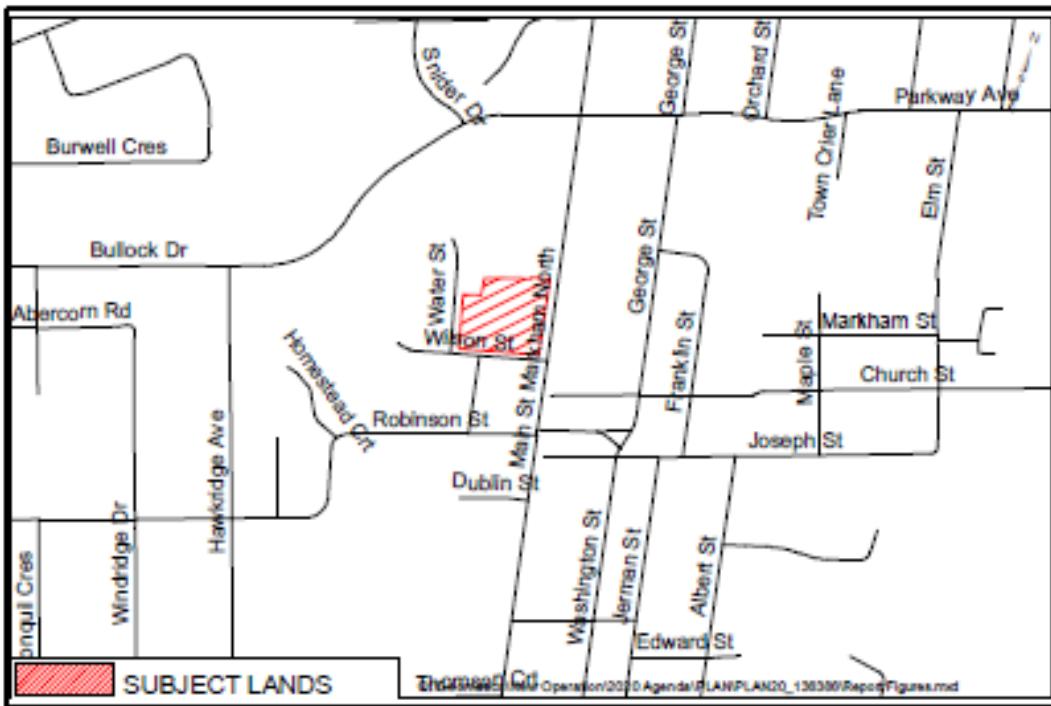
It is recommended that the applicant consider the feedback provided by Heritage Markham Committee (as well as other comments and input provided by City staff and the community), and continue to work with Heritage Planning staff to further refine the proposed development to address the noted concerns.

Suggested Recommendation for Heritage Markham

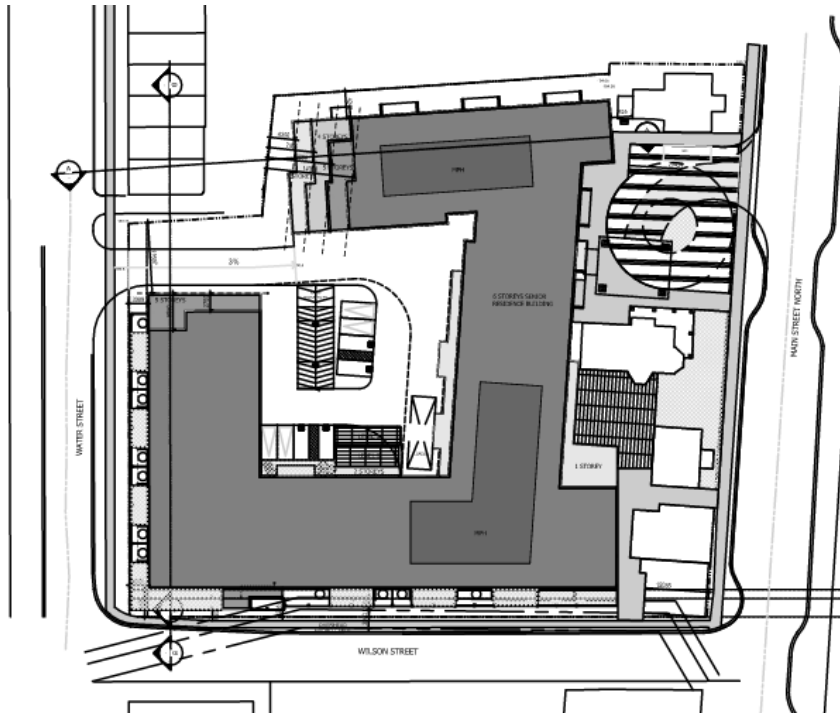
THAT Heritage Markham Committee has the following comments from a heritage perspective on the proposal for the redevelopment of the Markham Village Lanes complex:

- No objection to the demolition of the Markham Village Lanes building;
- Objection to the proposed replication of 12 Wilson Street (Charles and Maria Carlton House), but no objection to the removal of the additions constructed in the 1990s;
- Support the retention of the five cultural heritage resources on Main Street North and their further protection through heritage easement agreements;
- Support obtaining a conservation/restoration plan as part of a future site plan control application to address the restoration requirements associated with each cultural heritage resource;
- Provide convenient and visible at-grade parking to support and ensure the success of the proposed commercial uses within the retained cultural heritage resources;
- For the new development:
 - Reduce the proposed height of the development. A maximum height of four storeys with transitions to two storeys to match the heights of lower scale residential properties adjacent to the development is recommended.
 - Explore opportunities to further reduce the massing of the structure by breaking up the facades and the overall building mass into elements that better reflect the scale and massing of adjacent building forms.
 - Generally support the current design approach (modern complementary) which works well for backdrop buildings (behind the Main Street heritage buildings) but explore other related approaches to ensure side and rear facades are more in character with their surroundings.
 - Consider the use of a window design that is more traditional in appearance and revise the design to have integrated balconies as opposed to projecting balconies
 - Appropriate use of traditional materials including limiting stone to a foundation treatment rather than an exterior wall cladding.

Location



Site Plan and Elevations



Main Street North Elevation



South (Wilson St)



North



West (Water St)



Perspectives

Main Street North – Looking northwest



Main Street North – Looking southwest



Main Street North – Looking southwest (east and north elevations)



Close Up of Main Street Drop Off Entrance



Wilson Street - South Elevation – Looking northwest



Water Street - West Elevation – Looking east






(7 storeys due to grade change)

North Elevation



APPENDIX “A” - Cultural Heritage Resources

Address	Historic Name	
134 Main Street N	Fogg-Hook Bakery, 1870	
136 Main Street N	Underhill Shoe Shop, c.1881	
140 Main Street N	William & Eliza Browning House, c.1852	

144 Main Street N	Henry Wilson House, 1888	
152 Main Street N	Dr. Wesley Robinson House, c 1875	
12 Wilson Street	Charles and Maria Carleton House, 1875	

Appendix “B” - Surrounding Neighbourhood



Main St N – Subject Site



Main St N – looking south – subject site at right



152 Main St N – entrance to existing north parking lot for Markham Village Lanes



Main St N – looking south of Wilson Street at 2 storey commercial properties



Looking northward to Wilson Street (heritage house at terminus of this section of Water Street)



Looking eastward on Wilson St at the Carlton House (left) and historic townhouses (right)



Wilson St looking south at historic townhouses and single detached residential



Wilson and Water Sts – 4 storey Condo with 2 storey heritage buildings on west side of Water St



Water Street looking east at rear of Markham Village Lanes



Water Street – new 3 storey townhouses adjacent to subject site



Water Street – 6 storey Seniors Building with new (2020) 4 storey seniors building



Looking north on Main St N – 3 storey, recessed 4th, with 6 storey to rear in courtyard.
68 Main Street North



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: May 12, 2021

SUBJECT: Heritage Permit Applications
 Delegated Approval by Heritage Section Staff
 117 Main Street (UHCD)
 361 Main Street North (MVHCD)
 Files: HE 21 116778, HE 21 119757

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

Address	Permit Number	Work to be Undertaken
117 Main Street (UHCD)	HE 21 116778	Re-shingling of house in asphalt shingles
361 Main Street North (MVHCD)	HE 21 119757	Replacement of semi-permeable driveway material with interlocking pavers

Suggested Recommendation for Heritage Markham

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

File: Q:\Development\Heritage\SUBJECT\Heritage Permits Monthly Delegated Approvals\2021\HM May 2021.doc



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: May 12, 2021

SUBJECT: Building or Sign Permit Applications
 Delegated Approval by Heritage Section Staff
 28 Pike Lane, 2 Yan's Way (formerly 9064 Woodbine Avenue),
 177 Main Street (UHCD), 53 Main Street N (MVHCD)
 File Numbers: HP 21 107286, HP 20 126153, NH 21 115717 000 00, NH 21 116371

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

Address	Permit Number	Work to be Undertaken
28 Pike Lane	HP 21 107286	Two small wooden decks from doors not visible from 9 th Line principal facade
2 Yan's Way (formerly 9064 Woodbine Avenue)	HP 20 126153	Rear addition to existing heritage house approved through site plan process.
177 Main Street UHCD	NH 21 115717 000 00	Change of Use - Change the existing building to base building shell for renting (future renovation will be completed by the new tenant).
53 Main Street N. MVHCD	NH 21 116371	Covered pressure treated rear gazebo in rear yard

Suggested Recommendation for Heritage Markham

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



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: May 12, 2021

SUBJECT: Designated Heritage Property Grant Program
Review of 2021 Applications

Program Details:

- Council approved the Designated Heritage Property Grant Program in 2010.
- Total funding of \$120,000 was allocated to the program over a four year period (2010-2013) based on a targeted allocation of \$30,000 per year;
- The program was extended for an additional three years (2014-2016) and again from (2017-2019);
- In 2019, the program was extended for an additional three years (2020-2022) with an allocation of \$30,000 per year;
- Council must consider extending the program beyond 2022;
- Assistance to the owner is in the form of a grant representing 50% of eligible work up to a maximum limit of \$5,000 per property for eligible work, and through an amendment to the program in 2016, a maximum amount of \$7,500.00 for the replacement of a cedar shingle roof in Markham Heritage Estates;
- Minimum amount of eligible work - \$500.00;
- Properties must be designated under the Ontario Heritage Act (Part IV or Part V). In the case of Part V (Heritage Districts), only properties identified in a district plan as being of cultural heritage value or interest are eligible;
- Ineligible Projects:
 - Commercial façade grant projects are specifically related to “*the entire exterior front surface of a building which abuts the street from grade to eaves*”, and are not eligible as there is a separate program. However, other conservation work on a commercial property is considered eligible under the Designated Heritage Property Grant program. At the discretion of Council, an applicant may be limited to receiving only one heritage related financial assistance grant in a calendar year;
 - Projects in Markham Heritage Estates (under 20 years) as these owners already receive a financial incentive through reduced lot prices;

- Grants are to be awarded on an annual cycle following a request for applications with a deadline established;
- Only one grant per calendar year per property;
- First time applicants will get priority each year and repeat applicants will be considered only if the annual cap is not reached by first time recipients;
- Subject property must be in conformity with municipal by-laws and regulations;
- Eligible work primarily involves the repair, restoration or re-creation of heritage features or components (cornices, parapets, doors, windows, masonry, siding, woodwork, verandas, etc.);
- Eligible costs include the cost of materials, equipment and contracted labour (but not donated labour or materials or labour performed by the applicant). A grant of up to 50% for architectural/ design/ engineering fees to a maximum of \$1,000 (as part of the maximum permitted grant of \$4,000) is available;
- Exterior Painting- in documented original colours to a maximum grant contribution of \$2,000 or 25% of the cost, whichever is the lesser. One time only grant.
- Two separate estimates of work (due to the specialized nature of the work) are to be provided by a licensed contractor (other than the owner) for consideration;
- Applications will be reviewed by City (Heritage Section) staff and Heritage Markham and recommended submissions will be forwarded to Council for approval;
- Grant commitments are valid for 1 year and expire if the work is not completed within that time period (an extension may be granted);
- Grants are paid upon submission of receipts to the satisfaction of the City;
- Approved work commenced since last year's deadline for applications can be considered eligible for grant funding;
- Approved applicants will be required to enter into a Letter of Understanding with the City.

Application/Proposal

- Staff received 8 applications by the April 2, 2021 deadline;
- The total amount of grant assistance requested is \$36,441.00 which exceeds the \$30,000 allocation;
- The total amount of grant assistance recommended by Staff is \$29,999.99

Staff Comment

- See attached summary chart for recommended applications
- See attached photographs for each application
- Staff used the following when evaluating each application:
 - Preference will be given to applications where the integrity of the property may be threatened if the proposed work is not undertaken
 - Preference will be given to applications proposing work visible to the general public
 - Priority will be given to first time applicants
 - Must comply with heritage conservation guidelines, principles and policies
 - Scope of the work is to be clear, logical and demonstrate the maximum retention of historic fabric and heritage attributes
 - Grant is not to reward poor stewardship

- The addition of new features (re-introduction of heritage features) needs to be backed up with evidence (physical, documentary or archival)
- Staff recommends approval of grant funding for 7 of the 8 applications;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports the funding of the following seven grant applications at a total cost of \$29,999.99 subject to the amounts and conditions noted on the individual summary sheets:

- 32 Washington Street, Markham Village;
- 33 Dickson Hill Road, Markham;
- 99 Thoroughbred Way, Markham;
- 11172 Warden Avenue, Markham
- 118 Main Street, Unionville;
- 123 Main Street North, Markham Village;
- 26 Colborne Street, Thornhill

THAT Heritage Markham does not support the grant application for 1 Millbrook Gate

File: Finance/Designated Heritage Property Grant Program 2021

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Designated Heritage Property Grant Summary

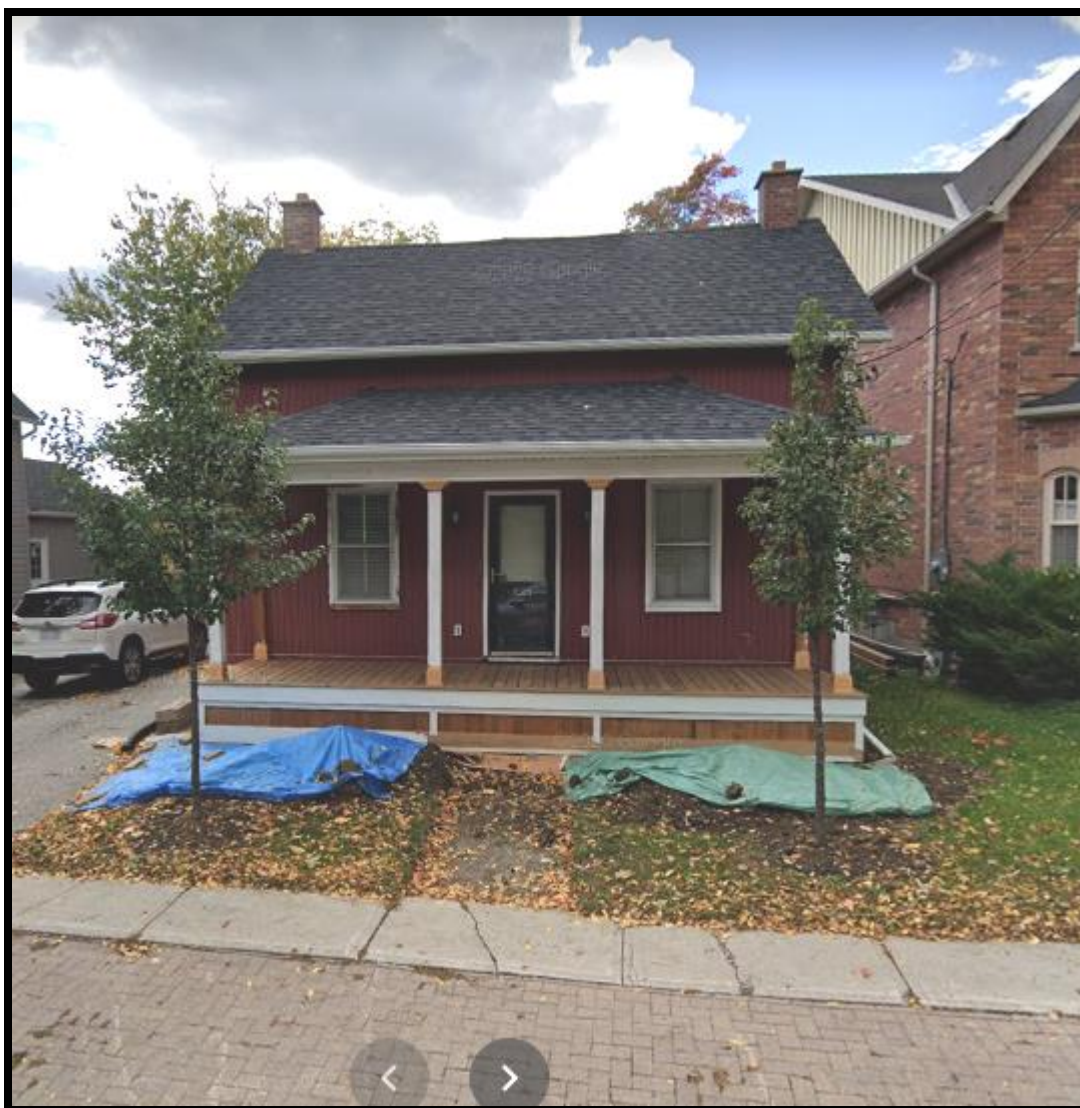
Address	Eligible Work	Grant Amt. Requested	Grant Amount Recommended	Running Total	Comment
1 Millbrook Gate, Buttonville	Yes	\$5,000.00	\$0.00	\$0.00	Grant assistance is to replace deck and railings of rear veranda. A grant of \$5,000.00 for repairs to the north street facing veranda was provided to the same owner in 2018. Grant funding not recommended due to relative strength of other grant requests, work is not visible to public, work is on a non-heritage portion of the dwelling and homeowner has previously received a grant.
32 Washington St. Markham Village	Yes	\$4,520.00	*Up to \$4,186.32	\$4,186.32	Grant assistance is requested for the re-conditioning of 8 historic wooden windows and the replacement of existing aluminium storm windows with wooden storm windows. The same home owner was approved for a grant in the amount of \$5,000.00 to help fund the construction of the front veranda.
33 Dickson Hill Road, Markham	Yes	\$5,000.00	Up to \$5,000.00	\$9,186.32	Grant assistance is requested to help fund the restoration of 15 historic wooden 6 over 6 sash windows.
99 Thoroughbred Way, Markham	Conditional	\$5,000.00	*Up to \$4,630.89	\$13,817.21	Grant assistance is requested to repair and selectively replace damaged siding to repaint and repair eaves troughs
11172 Warden Road	Conditional	\$5,000.00	*Up to \$4,630.89	\$18,448.10	Grant assistance is requested to replace damaged brick of arches and to repoint brick and stone foundation. Proposed work can be considered eligible, but grant funding should be conditional upon the owner removing glazed front doors installed on school house without heritage approval and replacing them with new wooden doors approved by the City.
118 Main Street Unionville	Yes	\$1,921.00	Up to \$1,921.00	\$20,369.10	Grant assistance is requested to restore and recondition three of the historic wooden windows.
123 Main Street Unionville	Yes	\$5,000.00	Up to \$5,000.00	\$25,369.10	Repair and replacement of rotten boards of veranda floor deck and trims of veranda posts, sanding repainting of storm windows

26 Colborne St. Thornhill	Yes	\$5,000.00	*Up to \$4,630.89	\$29,999.99	Removal of later wooden cove siding on east façade to reveal and restore underlying earlier clapboard siding. The same homeowner received a grant of \$5,000.00 for the 2015 grant year.
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- Grant amounts adjusted proportionally based on relative eligibility, the amount of grant money available, and whether the property had previously received grant funding

Designated Heritage Property Grant Application

Name	Mark Roche
Address	32 Washington Street, Markham Village
Status	Part V dwelling in the Markham Village HCD
Grant Project	Re-conditioning of 8 historic wooden windows and replacement of aluminium storm windows with wooden storm windows
Estimate 1	\$9,040.00- Alois Ledinek
Estimate 2	\$11,300.00 –Ramsden Contacting
Eligibility	The proposed work meets the eligibility requirements of the program.
Conditions	No conditions- The proposed work has already been approved through the site plan control process.
Previous Grants	Yes, \$5,000.00 for the construction of the front veranda in 2019
Comments	Recommended for approval
Grant Amount	Up to \$4,186.32



Designated Heritage Property Grant Application

Name	Adam Marmo
Address	33 Dickson Hill Road, Markham
Status	Part IV
Grant Project	Restoration and Reconditioning of Historic 6 over 6 woooden windows
Estimate 1	\$40,680.00 – David Wylie Restoration Ltd.
Estimate 2	NA
Eligibility	The proposed work meets the eligibility requirements of the program
Conditions	Work was approved through the City's building permit process
Previous Grant	No
Comments	Recommended for Approval
Grant Amount	Up to \$5,000.00



Designated Heritage Property Grant Application

Name	Jinny Lok & Raymond Layno
Address	99 Thoroughbred Way, Markham
Status	Part IV designated dwelling
Grant Project	Repair and selective replacement of historic clapboard siding
Estimate 1	RGR Contracting-\$11,074.00
Estimate 2	Caselin Construction Ltd. - \$ 14,012.00
Eligibility	Require confirmation that proposed work is required
Conditions	Proposed work must be approved through the heritage permitting process
Previous Grants	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	Up to \$4,630.89



Designated Heritage Property Grant Application

Name	Asad Azizi
Address	11172 Warden Avenue, Markham
Status	Part IV designated school house converted into a dwelling
Grant Project	Selective replacement of brick in buttresses, arches and repointing of brick and stone foundation
Estimate 1	Johnson Playfair Brick & Stone Masonry - \$12,927.20
Estimate 2	Alsalg Stoneworks Limited-\$ - \$11,733.52.00
Eligibility	The work is eligible for grant funding but the property is not due to the unauthorized replacement of the wooden front doors in 2015. A Heritage Permit to resolve this deficiency was approved, but the grant should be conditional on confirmation that this issue has been satisfactorily resolved.
Conditions	Proposed work must be approved through the heritage permitting process
Previous Grants	No
Comments	Recommended for Approval subject to noted condition.
Grant Amount	Up to \$5,000.00



Designated Heritage Property Grant Application

Name	Roger Kortschot
Address	118 Main Street Unionville
Status	Part V Class 'A' dwelling in the Unionville HCD
Grant Project	Production of wooden storm windows to appropriately fit the historic window openings
Estimate 1	Schell Lumber - \$3,842.00
Estimate 2	N/A
Eligibility	Proposed work meets eligibility requirements of the program
Conditions	Heritage Permit
Previous Grants	No
Comments	Recommended for Approval, subject to noted condition.
Grant Amount	Up to \$1,921.00



Designated Heritage Property Grant Application

Name	Hana Song
Address	123 Main Street Unionville
Status	Part IV & V Class 'A' designated dwelling in the Unionville HCD
Grant Project	Repair of front veranda floor deck and repair of trims of veranda posts and sanding and repainting of storm windows
Estimate 1	Varley Homes Inc. \$12,317.00
Estimate 2	Fresh Coat Painting \$12,995.00
Eligibility	The proposed work is eligible for funding.
Conditions	Proposed work requires a heritage permit
Previous Grants	No
Comments	Recommended for approval subject to the applicant securing a heritage permit for the work and providing the invoice for the completed work.
Grant Amount	Up to \$5,000.00



Designated Heritage Property Grant Application

Name	David & Valerie Burke
Address	26 Colborne Street , Thornhill
Status	Part V Class 'A' dwelling in the Thornhill HCD
Grant Project	Removal of later wooden cove siding in order to reveal and restore earlier wooden clapboard siding
Estimate 1	David Wylie Restorations Ltd. \$28,250.00
Estimate 2	Mac Gillivray Painting & Decorating \$37,290
Eligibility	The proposed work is eligible for funding.
Conditions	Yes, \$5,000.00 in 2015 for the restoration of clapboard siding
Previous Grants	No
Comments	Recommended for approval subject to the applicant securing a heritage permit for the work and providing the invoice for the completed work.
Grant Amount	Up to \$4,630.89



Designated Heritage Property Grant Application

Name	Stephanie Ho
Address	1 Millbrook Gate, Buttonville
Status	Part IV & V Class 'A' dwelling in the Buttonville HCD
Grant Project	Repairs to floor deck and railing of south facing veranda
Estimate 1	Dreamhouse Fence and Deck \$15,374.30
Estimate 2	Velusina design and Construction Inc. \$19,871.57
Eligibility	The work was considered eligible for funding in 2019 at the discretion of the Manager of Heritage Planning despite not being visible to the public nor part of the heritage portion of the dwelling.
Conditions	NA
Previous Grants	Yes, \$5,000.00 in 2018 for repairs to the north street facing veranda
Comments	Not recommended for approval based on the amount of funding available in 2021 and because the work is not visible from the public realm, it incorporates non-heritage materials and does not restore or preserve a genuine heritage feature of the property.
Grant Amount	\$0.00





MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 12, 2021

SUBJECT: Commercial Façade Improvement Grant Program
Review of 2021 Grant Applications

Background

- The City created the Commercial Façade Improvement Grant Program in 2004 to assist in the exterior improvement of privately owned buildings in commercial use located within the City's heritage conservation districts initially offering \$50,000.00 in potential grant money;
- Grant assistance: 50% of eligible costs up to \$10,000 for a non-heritage district property and 50% of eligible costs up to \$15,000 for a heritage property;
- In 2015, the program was expanded to make buildings individually designated under Part IV of the Ontario Heritage Act, and in commercial use, eligible for grant funding, provided the property meets all other eligibility requirements of the program. Previous to this change, only commercial properties located within the City's four heritage conservation districts were considered to be eligible for grant funding;
- The 2021 Program was advertised in the winter of 2021 with a deadline for applications of April 2, 2021;
- The City has received seven applications;
- Applications must be reviewed by Heritage Markham as part of the approval process;
- For 2021, Council approved a capital budget of \$10,000 for this grant program; Funding to this program has been steadily reduced since 2004 due to a declining lack of uptake in the program;
- However, this year the Executive Director of the Unionville BIA vigorously promoted the program resulting in seven applications, all for Main Street Unionville commercial properties;
- The requested amount of grant funding is \$52,988.71 which is \$42,988.71 greater than the what was budgeted for the 2021 program;

The applications and the amount of grant assistance requested is as follows:

Address	Description of Work	Grant Request
139 Main St. Unionville	<ul style="list-style-type: none"> Replacement of existing canvas awning 	\$3,122.76
155 Main St. Unionville	<ul style="list-style-type: none"> Selective repair/replacement and re-painting of wooden board and batten siding 	\$5,621.75
157 Main St. Unionville	<ul style="list-style-type: none"> Replacement of rotten wooden board and batten siding of roof dormers with similar looking aluminium siding 	\$7,672.50
159 Main St. Unionville	<ul style="list-style-type: none"> Replacement of existing storefront window due to failure of seals and fogging, and levelling of surrounding interlocking pavers to promote improved drainage 	\$3,164.00
205 Main St. Unionville	<ul style="list-style-type: none"> Selective repair/replacement and re-painting of wooden board and batten siding 	\$8,362.00
206 Main St. Unionville	<ul style="list-style-type: none"> Replacement of cedar roof on heritage building and roofing of new addition in cedar shingles 	\$15,000.00
209 Main St. Unionville	<ul style="list-style-type: none"> Repair and repainting of building exterior 	\$10,045.70

The eligibility criteria for façade projects is attached as Appendix “A”.

Staff Comments

139 Main Street Unionville

- The application pertains to a unit in restaurant use within a non-heritage building (the replicated Planing Mill)
- The proposed work could be considered eligible for funding under the Commercial Façade Improvement Program;
- Staff recommends grant funding up to a maximum of \$3,122.76 subject to the applicant obtaining a Building/Heritage permit for the proposed awning.

155 Main Street Unionville

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation District that is subject to a Heritage Conservation Easement agreement with the City;
- The work would be undertaken on both a heritage and non-heritage component;
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program although only the front façade and any other highly visible façade is eligible;
- Staff recommends grant funding up to \$5,621.75 for the proposed work subject to the applicant obtaining a Heritage Permit for the proposed work;

157 Main Street Unionville

- The subject property is a Class B non- heritage property located in the Unionville Heritage Conservation District
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program, although only the front façade and any other highly visible façade is eligible;;
- Staff recommends grant funding up to \$7,672.50 for the proposed work subject to the applicant obtaining a Building/Heritage Permit for the proposed work, and entering into a Façade Easement agreement for any grant amount exceeding \$5,000.00;

159 Main Street Unionville

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation District that is subject to a Heritage Conservation Easement agreement with the City;
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program;
- Staff recommends grant funding up to \$3,164.00 for the proposed work subject to the applicant obtaining a Heritage Permit for the proposed work;

205 Main Street Unionville

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation District ;
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program, although only the front façade and any other highly visible façade is eligible;;
- Staff recommends grant funding up to \$5,621.75 for the proposed work subject to the applicant obtaining a Heritage Permit for the proposed work and entering into a Façade Easement agreement with the City for any grant funding the exceeds \$5,000.00;

206 Main Street Unionville

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation District with a new compatible addition that is subject to a Heritage Conservation Easement agreement with the City;
- The proposed work has already been completed as part of the recent redevelopment of the property, was approved through the site plan control process, and is considered eligible for funding under the Commercial Façade Improvement Grant Program;
- Staff recommends grant funding up to \$15,000.00 for the completed work.

209 Main Street Unionville

- The subject property is a Class A heritage property located in the Unionville Heritage Conservation;
- The proposed work is eligible for funding under the Commercial Façade Improvement Grant Program, although only the front façade and any other highly visible façade is eligible. However the property has been the subject of a number of obvious Sign By-law contraventions that would make the property ineligible for grant funding;
- Staff recommends grant funding up to \$10,045.00 for the proposed work subject to the property being brought into compliance with the City's Sign By-law, the owner obtaining a Heritage Permit for the proposed work, and the owner entering into a Façade Easement Agreement for any grant funding in excess of \$5,000.00;

Allocation of Limited Grant Funding

- Given the amount of grant requests associated with eligible projects and the amount of grant money allocated by Council, staff will have to provide Council with options on how the funds could be allocated (i.e. prioritization of projects based on their impact/value, allocation of the funding proportionately to all eligible projects)

Suggested Recommendation for Heritage Markham

THAT Heritage Markham supports a grant for the proposed new awning at 139 Main St. Unionville subject to the applicant obtaining a Building/Heritage permit for the proposed work;

THAT Heritage Markham supports a grant for the selective repair and repainting of the wooden board and batten siding at 155 Main St. Unionville subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the replacement of the existing rotten wooden board and batten siding of the roof dormers with an appropriate aluminium siding selective repair subject to the applicant obtaining a Building/Heritage permit for the proposed work;

THAT Heritage Markham supports a grant for the replacement of the existing storefront windows subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the selective repair and repainting of the wooden board and batten siding at 205 Main St. Unionville subject to the applicant obtaining a Heritage Permit for the proposed work;

THAT Heritage Markham supports a grant for the completed installation of a new cedar shingle roof at 206 Main St. Unionville;

THAT Heritage Markham supports a grant for the repair and repainting of the exterior 209 Main Street Unionville subject to the property being brought into compliance with the City's Sign By-law and the applicant obtaining a Heritage Permit for the proposed work;

THAT Façade Easement Agreements be secured for properties receiving grant assistance exceeding \$5,000.00;

AND THAT Council consider increasing the budget for the 2021 City of Markham Commercial Façade Improvement Program to \$52, 988.71 to match the amount of grant requests.

APPENDIX “A”

4.0 Eligible Improvements

For this program, “façade” is defined as follows:

“The entire exterior front surface of a building which abuts the street from grade to eave or fascia line. Improvements above the storefront level, including roof repairs and roof replacement, are only eligible when performed in conjunction with storefront improvements.

Where a building abuts two streets or an alley, empty lot, parking area or open space, such building may have other faces considered facades if the City, at its sole discretion, determines they are highly visible”.

In the City of Markham, a number of former residential buildings have been converted to commercial uses, such as in the core area of old Unionville. These forms of buildings are also considered eligible for assistance under this grant program.

4.1 Heritage Properties

Eligible facade improvements on **heritage properties** may include:

- Repair or restoration of original features (cornices, parapets, eaves, other architectural features)
- Repair, restoration or replacement of windows and doors
- Cleaning of masonry in a sensitive manner where proven necessary (excluding sandblasting)
- Re-pointing of masonry in a traditional manner
- Removal of non-original siding or facing
- Removal of inappropriate signage
- Repair or restoration of authentic historic storefront treatment
- Painting in original or period colours
- Exterior lighting improvements
- Awnings
- Installation of new signage in accordance with the City’s Sign By-law for Special Sign Districts
- Structural improvements necessary for continued use
- Other capital improvements which the City, in its sole discretion, determines are important to incorporate as an integral part of the total façade improvement design

4.2 Non-Heritage Properties

Eligible façade improvements on **non-heritage properties** may include:

- Renovation of existing commercial storefronts in accordance with standard principles of traditional storefront design (fascia board for signage above storefront, appropriate display windows, removal of incompatible alterations, etc.)

- Improvements to the principal facades of incompatible buildings being sympathetic and compatible with the historic character of the area and the policies of the heritage conservation district plan
- Re-cladding in more traditional materials complementary to the district character
- Installation of traditional awnings
- Other capital improvements which the City, in its sole discretion, determines are important to incorporate as an integral part of the total façade improvement design

4.3 Ineligible Projects

The following types of work are not grant eligible:

- Manufacture of commemorative plaques
- Insulation
- Restoration or renovation of building interiors
- Structural works to the exterior to accommodate modern renovations
- Sandblasting of brick
- Security systems
- Interior window coverings
- Non-permanent fixtures
- Murals

4.4 Eligible Expenses

Eligible costs shall be the cost of materials, equipment and contracted labour to complete eligible improvements, as supported by invoices to the satisfaction of the City. Labour provided by the applicant or tenant of the building will not be an eligible cost. Other reimbursable expenses include professional, legal and architectural/ design fees, to a maximum grant of \$1,000.

4.5 Eligibility Considerations

The following considerations will apply when reviewing all applications for grant assistance:

- a) The project must comply with the policies and guidelines of the area's heritage conservation district plan;
- b) Preference will be given to applications proposing work on heritage properties;
- c) On heritage properties, conservation and restoration of original architectural features will occur to the extent possible;
- d) There will be a monetary participation by the applicant (for eligible work) equivalent to that being requested from the City;
- e) The grant program should not reward poor stewardship.

Summary of 2021 Commercial Façade Improvement Grant Requests

139 Main St. Unionville

Status: Part V Designated Non-Heritage Building in the Unionville HCD



Proposed Work	Quote 1	Quote 2
Replacement traditional fabric awning due to deterioration of existing awning	Sunshade Blinds and Drapery	Hao Mai Decoration Ltd.
Total Cost	\$6,245.51	\$7,345.00

Staff Comment: Staff supports funding up to \$3,122.76 (1/2 of lowest quote) as the application meets the eligibility requirements of the program.

155 Main St. Unionville**Status:** Class 'A' heritage building Unionville HCD

Proposed Work	Quote 1	Quote 2
Selective repair and re-painting of the wooden board and batten siding	General Dynamic Construction Inc.	Unique Painting & Design
Total Cost	\$11,243.50	\$13,124.95

Staff Comment: the proposed work is eligible for up to \$5,621.75 (1/2 the value of the lowest quote) of grant funding subject to the applicant obtaining a Heritage Permit for the proposed work.

157 Main St. Unionville**Status:** Class 'B' non-heritage building Unionville HCD

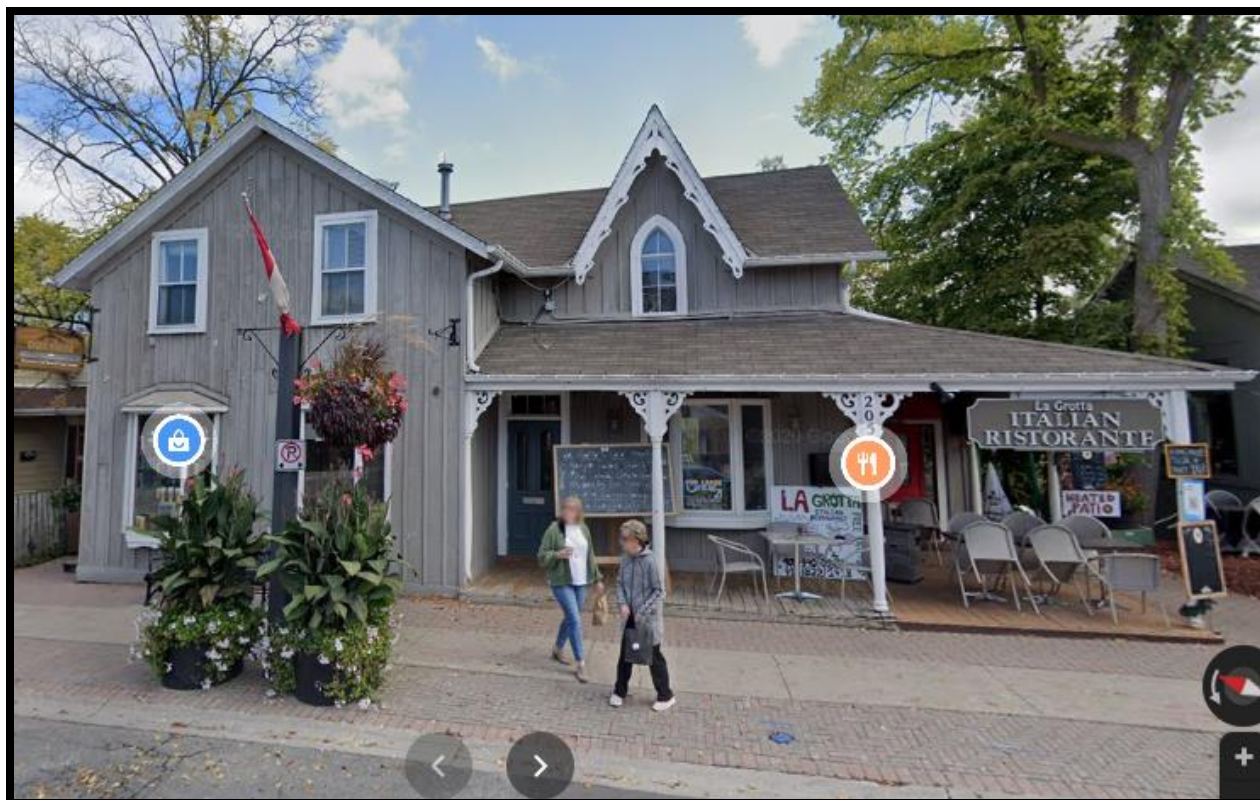
Proposed Work	Quote 1	Quote 2
Replacement of wooden board and batten cladding on roof dormers with appropriate aluminium cladding due to rot.	Edmund's Home Improvements	Novak Aluminium
Total Cost	\$16,421.00	\$15,345.00

Staff Comment: the proposed work is eligible for up to \$7,672.50 (1/2 the value of the lowest quote) of grant funding subject to the applicant obtaining a Building/Heritage Permit for the proposed work and entering into a Façade Agreement with the City for any grant funding in excess of \$5,000.00

159 Main St. Unionville**Status:** Class 'A' heritage building Unionville HCD

Proposed Work	Quote 1	Quote 2
Replacement of existing storefront windows due to broken seals and fogging	Monaco Windows and Doors	A Glass and Aluminium
Total Cost	6,328.00	\$6,723.50

Staff Comment: the proposed work is eligible for up to \$3,164.00 (1/2 the value of the lowest quote) of grant funding subject to the applicant obtaining a Heritage Permit for the proposed work.

205 Main St. Unionville**Status:** Class 'A' heritage building Unionville HCD

Proposed Work	Quote 1	Quote 2
Selective repair and re-painting of the historic wooden board and batten siding	General Dynamic Construction Inc.	Unique Painting and Design
Total Cost	\$16,724.00	\$17,927.45

Staff Comment: the proposed work is eligible for up to \$8,362.00 (1/2 the value of the lowest quote) of grant funding subject to the applicant obtaining a Heritage Permit for the proposed work and entering into a Façade Agreement with the City for any grant funding in excess of \$5,000.00

206 Main St. Unionville

Status: Class 'A' heritage building Unionville HCD, designated under Part IV of the Ontario Heritage Act



Proposed Work	Quote 1	Quote 2
Installation of cedar shingle roof on the Stiver House and new addition completed as part of the recent redevelopment of the property	Ontario Inc, Trudel & Sons Roofing Ltd.	I & T Renovation and Roofing
Total Cost	\$58,221.00	\$47,000.00

Staff Comment: the completed work is eligible for the maximum grant amount of \$15,000.00

209 Main St. Unionville**Status:** Class 'A' heritage building Unionville HCD

Proposed Work	Quote 1	Quote 2
Repair and repaint the exterior cladding	The Painters Group	JXF Painting
Total Cost	\$20,091.50	\$51,019.50

Staff Comment: the proposed work is eligible for up to \$10,045.70 (1/2 the value of the lowest quote) of grant funding subject to the applicant confirming compliance with the City's Sign By-law, obtaining a Heritage Permit for the proposed work, and entering into a Façade Agreement with the City for any grant funding in excess of \$5,000.00



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 12, 2021

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

<u>Property/Building Description:</u>	1 ½ storey, single detached dwelling constructed in 1949
<u>Use:</u>	Residential
<u>Heritage Status:</u>	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.
- At its meeting on April 12, 2021 the committee voted to defer consideration of the demolition request for the above-noted property until the May 12, 2021 Heritage Markham meeting. The committee was hesitant to consider the demolition request in absence of architectural drawings illustrating the replacement building. The committee also voted to extend the demolition review period until July 2, 2021 following written consent of the property owner which has been received by staff. This extension was to allow the Committee to review a concept plan for a new dwelling and allow staff the time needed to have the demolition request considered by Development Services Committee and Council.

Policy Context

- 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 19th 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 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.
- At the time of agenda publication, staff had not received a concept plan for a new dwelling.

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.

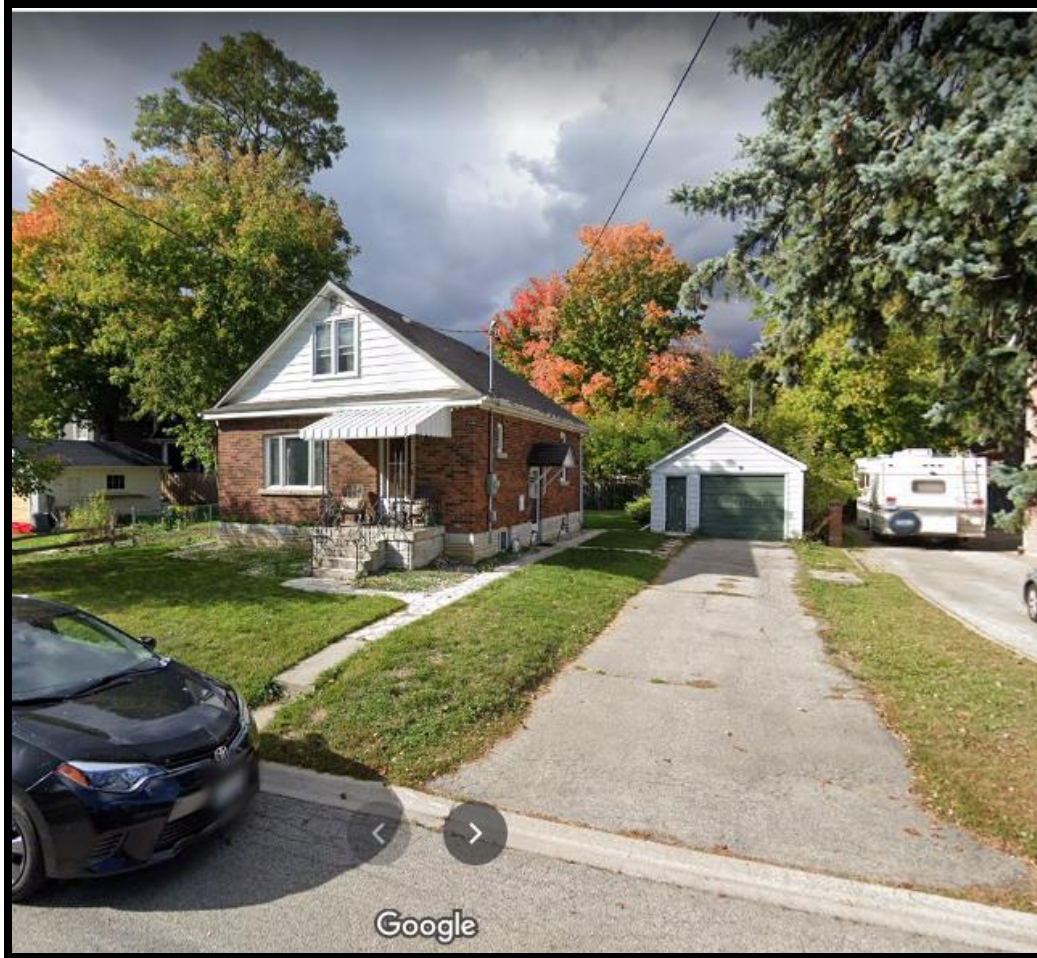
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32 Joseph Street, Markham Village Heritage Conservation District



32 Joseph Street, Markham Village Heritage Conservation District



Streetscape





MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: May 12, 2021

SUBJECT: SITE PLAN CONTROL AND VARIANCE APPLICATIONS
SPC 20 132562 and A/025/21
29 Jerman Street
Markham Village Heritage Conservation District
Proposed Rear Addition and Secondary Suite

Property/Building Description:

- One and a half storey dwelling, c.1863, board and batten siding, vernacular worker's cottage with Gothic Revival gable.

Use:

- Residence.

Heritage Status:

- A Class A heritage building in the Markham Village Heritage Conservation District Plan.

Application/Proposal:

- The City has received a Site Plan Control application proposing a one storey, 27.2m² (293 ft²) rear addition to the existing dwelling, as well as the re-introduction of a historically appropriate solid wood 6 panelled mid-19th century front door to the house which has been absent for many decades;
- The owners also proposed to convert the front heritage portion of the existing dwelling into a Secondary Suite for a family member;
- The variance application submitted in conjunction with the Site Plan application seeks to permit:
 - a maximum depth of 18.9 metres; whereas the by-law permits a maximum of 16.8 metres;

- a maximum floor area ratio of 50 percent; whereas the by-law permits a maximum of 45 percent;
- an accessory dwelling unit; whereas the by-law does not permit the use.
- a reduction in 1 parking space, whereas the By-law requires 1 parking space for an accessory dwelling unit

Background:

- The newly proposed addition is proposed to be constructed on the rear of the existing modern addition which was approved by the City in 2016 and is intended to help make up the space lost by the current owners in order to create the proposed Secondary Suite for a family member in the heritage portion of the house;
- In March of 2021, Heritage Markham reviewed the proposed addition and supported two of the required variances need to construct it, namely the proposed net floor area ratio of 50%, and the proposed maximum building depth of 18.9 m. These variances were known prior to the applicant submitting a variance application to the Committee of Adjustment and Heritage Markham recommended delegating final review of the Site Plan application to Heritage Section staff;
- Since the March meeting of Heritage Markham, the applicant has submitted the variance application to the Committee of Adjustment that includes two additional variances to permit a Secondary Suite, and to provide no parking space for the Secondary Dwelling;

Staff Comment:

- The proposed addition complies with the policies and guidelines for additions to heritage buildings contained in the Markham Village Heritage Conservation District Plan, has almost no visibility from the public realm of Jerman Street, and no apparent negative impacts on the existing house or neighbourhood;
- Urban Design has reviewed the proposal through the pre-consultation application process and has identified no concerns from the perspective of preserving existing significant vegetation;
- The two additional variances to those considered by Heritage Markham in March of 2021 are supported by Heritage Section staff as they have no impact on the exterior appearance of the existing house and proposed addition.
- The proposed second residential unit in the heritage portion of the dwelling meets the definition of a Secondary Suite contained in the City's Official Plan and the absence of a parking spot for the second dwelling can be considered to be self-regulating, as a person needing to park a vehicle is not likely to occupy the suite.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham has no objection from a heritage perspective to the requested variance to permit:

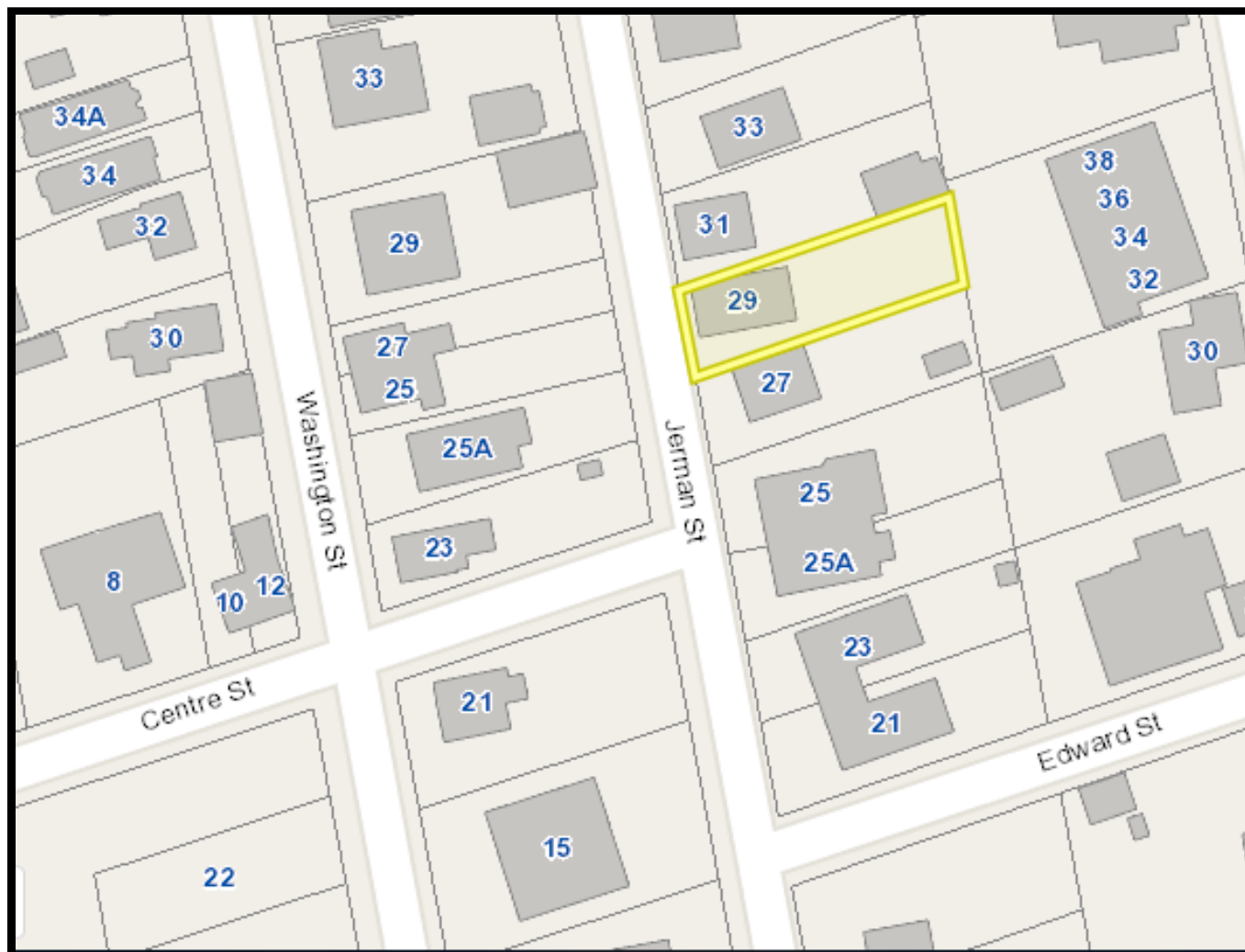
- an accessory dwelling unit; whereas the by-law does not permit the use.
- a reduction in 1 parking space, whereas the By-law requires 1 parking space for an accessory dwelling unit

at 29 Jerman Street in Markham Village as they relate to the proposed rear addition to the existing dwelling.

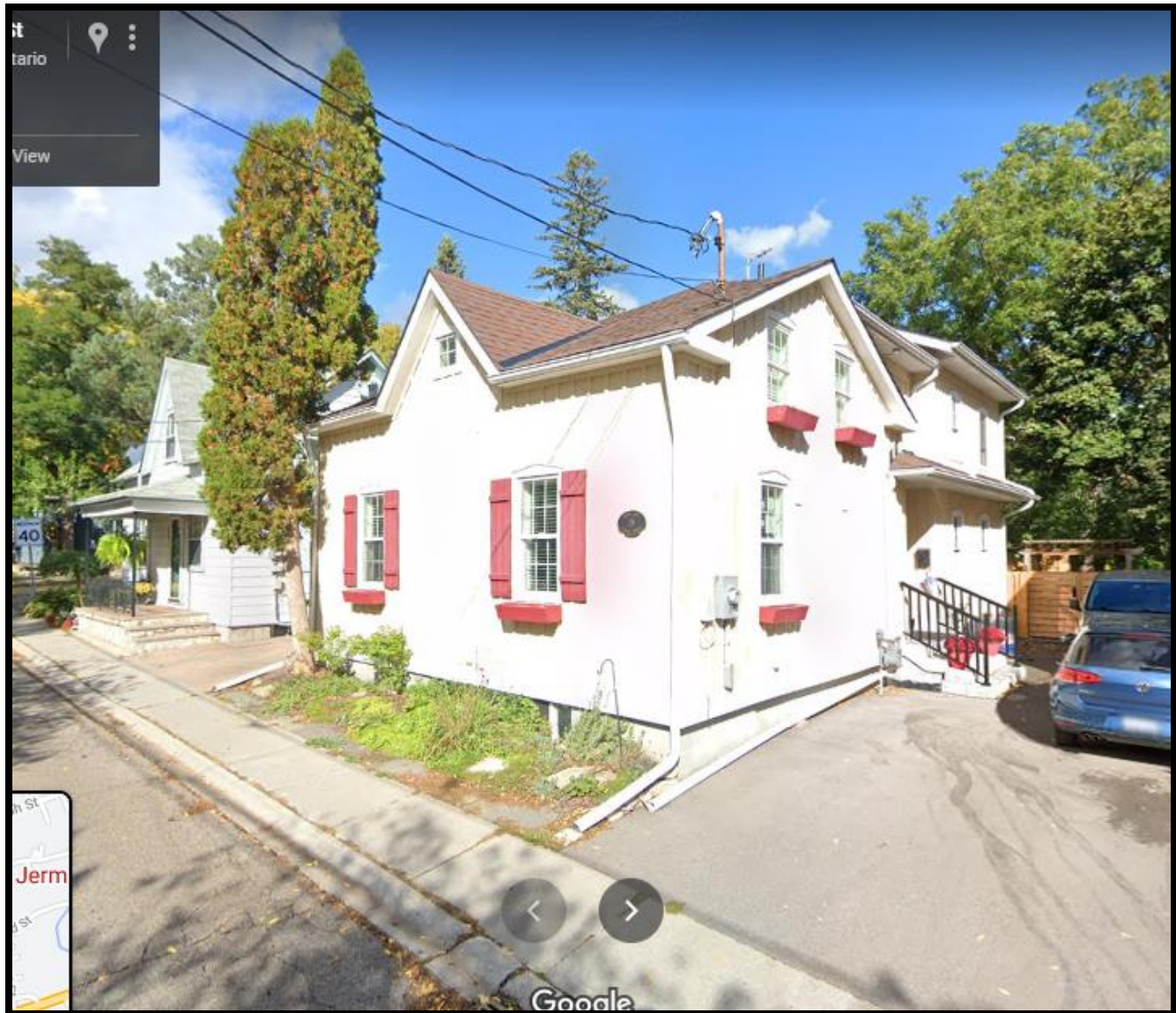
AND THAT final review of the variance application A/025/21 be delegated to Heritage Section staff;

File: 29 Jerman Street

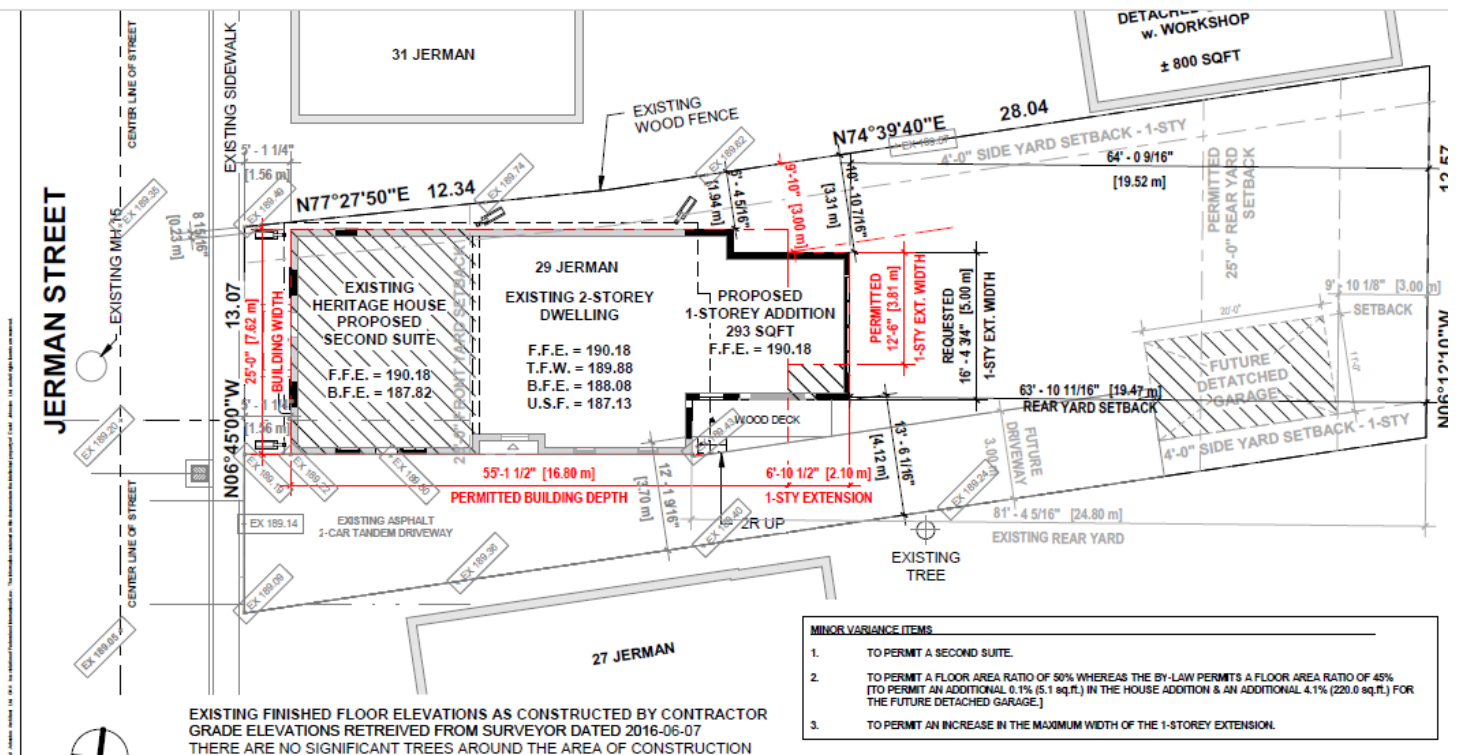
Q:\Development\Heritage\PROPERTY\JERMAN\29\HMMay 2021 Peter.doc



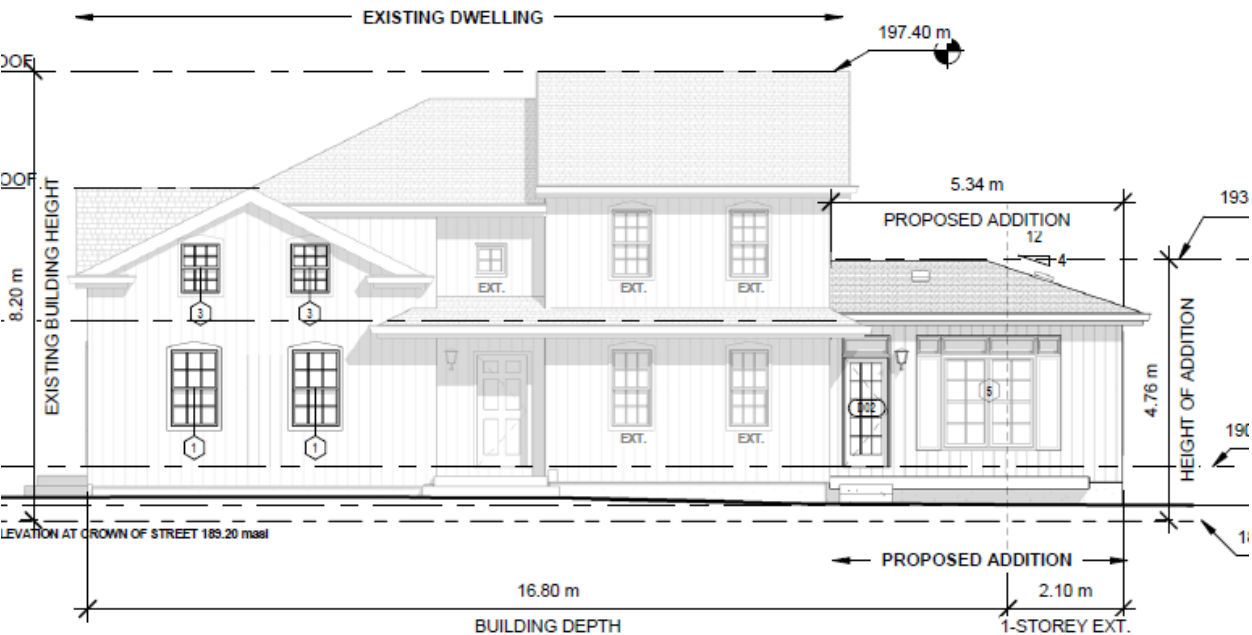
29 Jerman St. Markham Village Heritage Conservation District



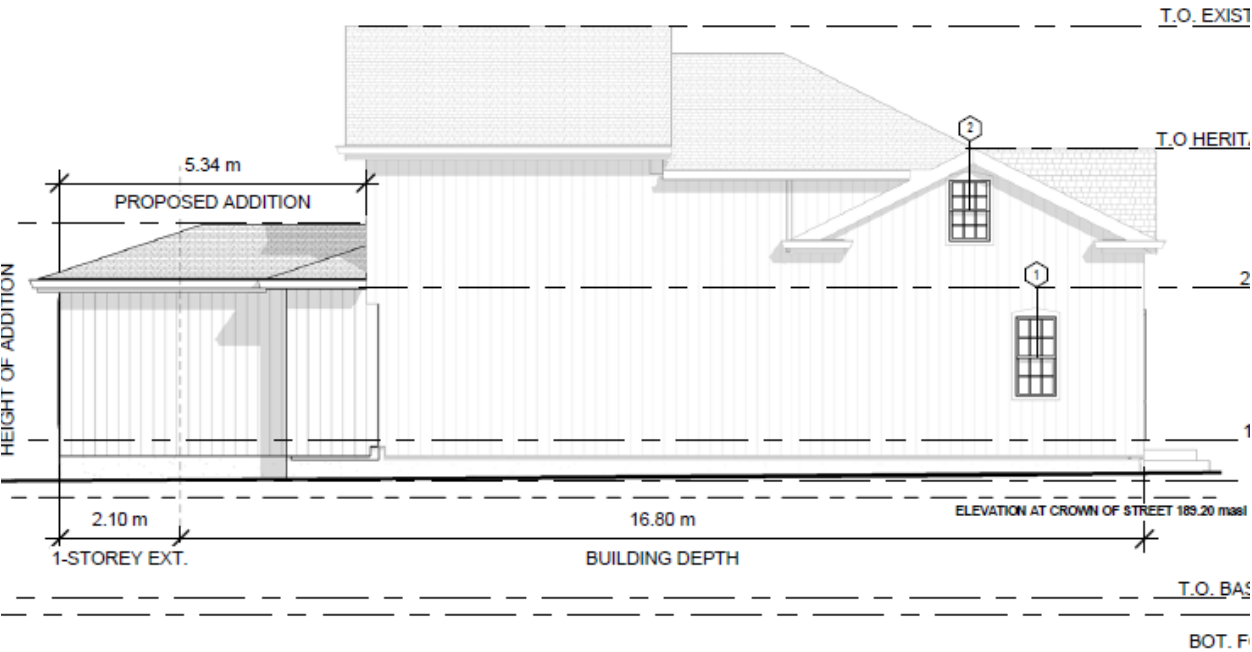
Proposed Site Plan



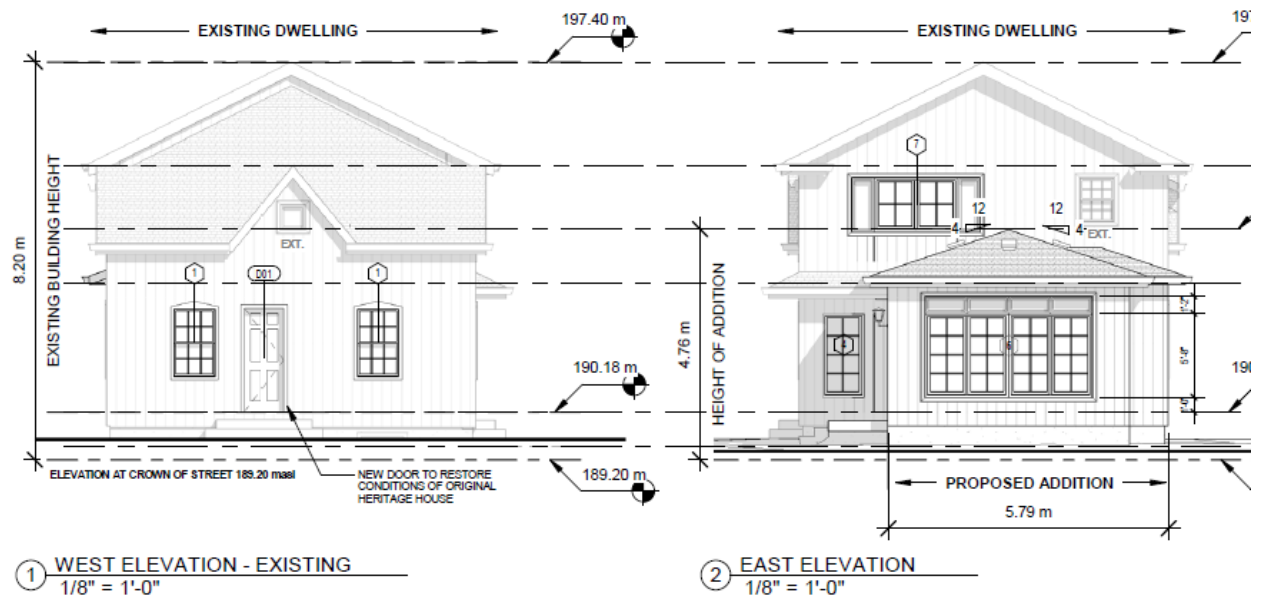
Proposed Elevations



South Elevation



North Elevation



29 JERMAN STREET, MARKHAM

Proposed Ground Floor Plan

