



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Heritage Planner

DATE: May 11, 2022

SUBJECT: Heritage Permit Application
11 Eliza Street, Thornhill Heritage Conservation District
New Front Yard Fence with Brick Piers

FILE: HE 22 118487

Property/Building Description: Two-storey, detached dwelling, c. 1978

Use: Residential

Heritage Status: Designated under Part V of the *Ontario Heritage Act* as part of the Thornhill Heritage Conservation District (the “THCD” or the “District”).

Application/Proposal

- The City has received a Heritage Permit application for the installation of a plain black metal picket fence with brick piers at the property municipally-known as 11 Eliza Street (the “subject property”). The brick piers are proposed to flank the existing driveway. Driveway gates are not proposed.
- There currently is no front yard fence on the subject property (see Appendix C for a precedent image of the proposed work).

Background

- The subject property is located on the east side of Eliza Street. Commercial properties are located to the west along Yonge Street. Low-rise residential properties, the Ladies’ Golf Club of Toronto, and Pomona Mills Park are located nearby to the subject property. Based on a review of MPAC records, the existing Neo-Georgian dwelling and detached garage were constructed in 1978 (see Appendix A for a property map and images of the existing condition).
- The property owner has indicated that the fence is required to prevent frequent trespassing to access Pomona Mills Park.
- The subject property is identified as a ‘Class C’ property (‘Other Buildings/Properties in the District’) within the THCD Plan. As described in Section 2.2.2 (‘Building/Property

Classification') of the THCD Plan, 'Class C' properties possess the following characteristics within the District:

- *They are buildings/properties primarily post 1939*
- *They include buildings/properties that are sympathetic to the District by virtue of their scale or design qualities;*
- *They include buildings/properties not sympathetic to the historic character of the District*

Heritage Policy/Guidelines

- Section 4.5.3 ('Fences') of the THCD Plan provides the following direction:
c) Front yard and backyard fences will conform to the Guidelines in Sections 9.6.4 and 9.6.5.
- Section 9.6.4 ('Front Yard Fencing') of the THCD Plan provides the following guideline relevant to the proposal for the subject property:
2. Metal fencing in simple patterns may be used.

See Appendix D for an excerpt of 9.6.4 of the THCD Plan.

Staff Comments

- Heritage Section staff are in support of the metal picket fence given the absence of ornamentation which conforms to the above-noted guideline from the THCD Plan. The brick piers are also supported as they are modest in height and are complementary to character of the existing Neo-Georgian dwelling.
- Heritage Section staff are not in support of the proposed lighting mounted to the brick piers as it is not in keeping with the modest character of front yard landscaping within the District.

Suggested Recommendation for Heritage Markham

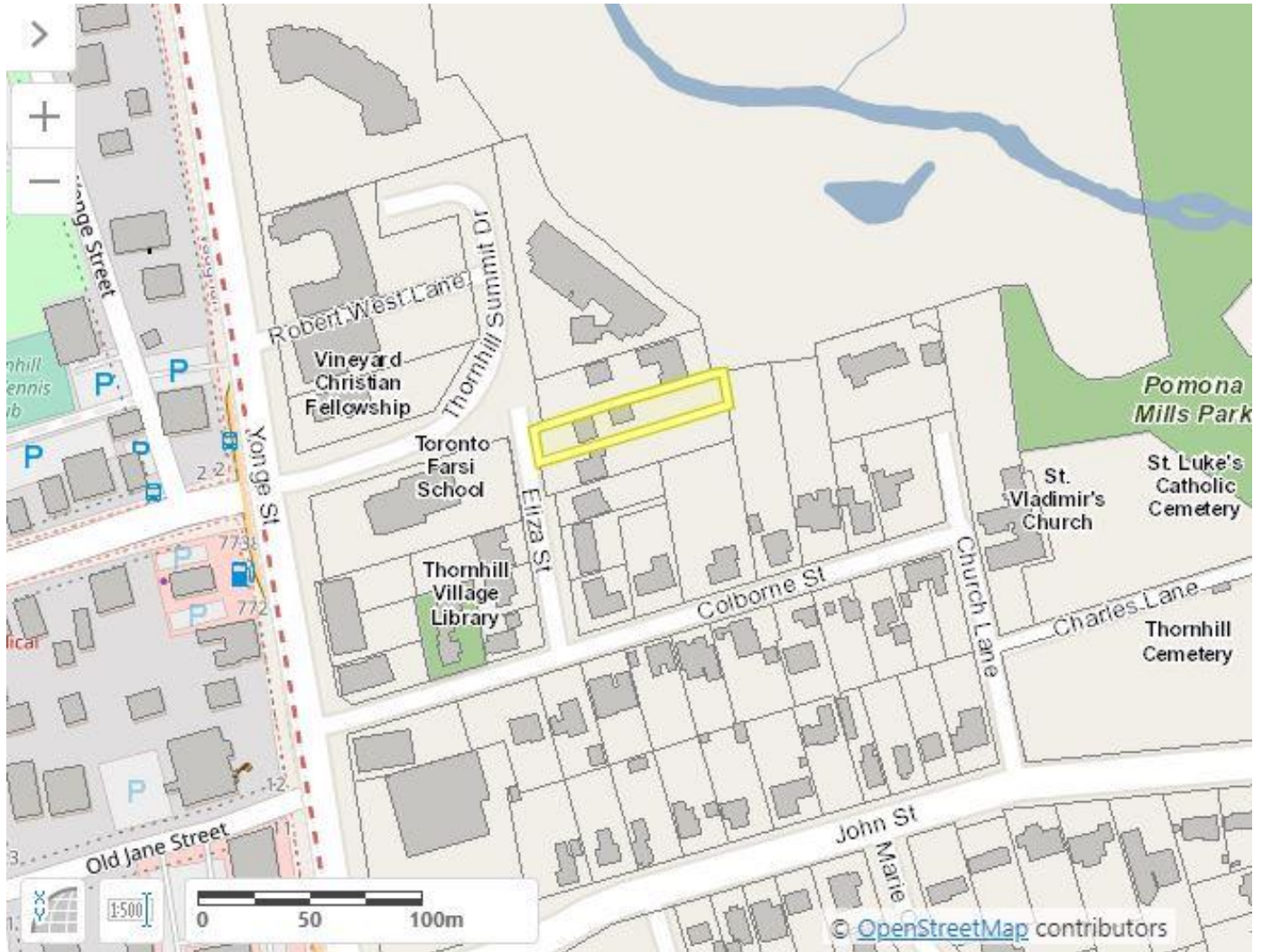
THAT Heritage Markham supports the proposed brick piers and black metal fence, and recommends approval of the heritage permit application provided that lighting is not incorporated.

ATTACHMENTS:

Appendix 'A'	Property Map
Appendix 'B'	Photograph of the Subject Property
Appendix 'C'	Precedent Image
Appendix 'D'	Section 9.6.4 of the THCD Plan

Appendix 'A'

Property Map



The subject property is outlined in yellow (Source: City of Markham)

Appendix 'B'

Photograph of the Subject Property



West (primary) elevation of 11 Eliza Street as seen in Oct 2020 (Source: Google)

Appendix 'C'
Precedent Image



Source: Applicant

Appendix ‘D’

Section 9.6.4 of the THCD Plan

9.6 Landscape Features

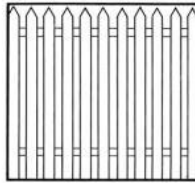
9.6.4 Front Yard Fencing

Front yard fences are traditional landscape features found in the District. Picket fences were used and while there are different varieties, only a few are common to the area.

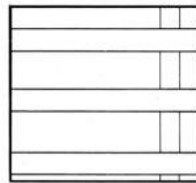
In all cases, it is encouraged that fencing be sensitive to the heritage character of the District.

Guidelines

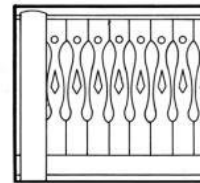
1. Traditional wood picket fences (3 feet high) are encouraged as a front yard landscaping treatment in the District.
2. Metal fencing in simple patterns may also be used.
3. Where historic fences or hedges exist, they should be retained.



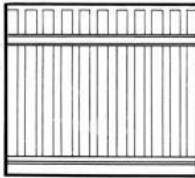
Appropriate: pointed picket



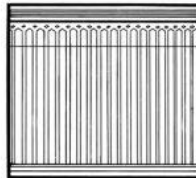
Appropriate: open horizontal board fence



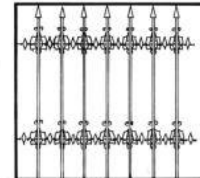
Appropriate: decorative picket—turn of the 20th century



Appropriate: plain picket



Appropriate: sturdy decorative

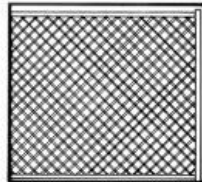


Appropriate: low, cast iron

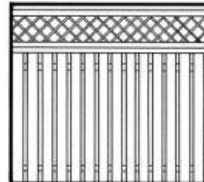
9.6 Landscape Features

9.6.4 Front Yard Fencing cont'd

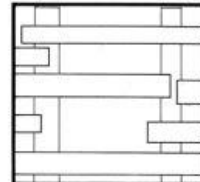
While traditional wood picket fencing is encouraged in the District, the examples of modern fencing at right are not compatible with the Heritage District context and should be avoided.



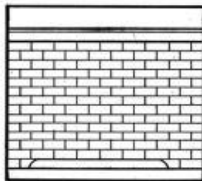
Inappropriate: chain link



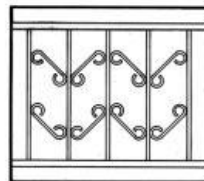
Inappropriate: pressure-treated wood, stock trellis



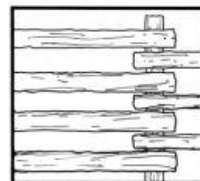
Inappropriate: abstract fence



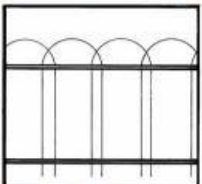
Inappropriate: brick or stone walls



Inappropriate: decorative wrought iron



Inappropriate: cedar rail



Inappropriate: wire