



Report to: Development Services Committee

Meeting Date: March 7, 2022

SUBJECT: RECOMMENDATION REPORT, Heritage Permit Application, 182 Main Street, Unionville, Exterior Painting File: HE 22 109505, Ward 3

PREPARED BY: Evan Manning, Heritage Planner, ext. 2296

REVIEWD BY: Regan Hutcheson, Manager of Heritage Planning, ext. 2080
Stephen Lue, Acting Senior Development Manager, ext. 2520

RECOMMENDATION:

- 1) THAT the report dated March 7, 2022, titled “RECOMMENDATION REPORT, Heritage Permit Application, 182 Main Street, Unionville, Exterior Painting File: HE 22 109505, Ward 3”, be received;
- 2) THAT the exterior repainting of the heritage building is not supported and the Heritage Permit application be denied;
- 3) THAT the heritage building be repainted in a colour appropriate to the Unionville Heritage Conservation District based on guidance from staff and the Unionville Heritage Conservation District Plan; and
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

EXECUTIVE SUMMARY:

Not Applicable

PURPOSE:

To seek direction from Council regarding a Heritage Permit application for the exterior repainting of 182 Main Street (the “subject property” or the “property”) (See Property Map, Appendix “B”).

BACKGROUND:

Unapproved alterations to a Part V-designated property

The subject property is designated under Part V of the Ontario Heritage Act (the “Act”) as a constituent property of the Unionville Heritage Conservation District (the “HCD” or the “District”). The property contains a two-storey board-and-batten clad building that is commercial in use. Based on a review of the Unionville HCD Plan, the existing building was constructed in 1877.

As seen in the photographs included within Appendix “C”, the storefront was previously painted dark blue with the remainder of the building painted in a light beige. In 2016, Heritage Section staff approved the previous storefront paint colour via the heritage permit application process (HE 16

114257). Based on a review of the approved heritage permit, blue paint was to be used exclusively for the storefront, and was not approved for use on the remainder of the building.

Based on correspondence with the applicant, it is the understanding of Staff that the new paint colour is Benjamin Moore's 'Bold Blue' (2064-10) from the paint manufacturer's 'Colour Preview' collection. This colour was introduced on the building without prior consultation or approval from Heritage Section staff.

Built form context and categorization in the HCD Plan

Commercial uses, predominantly in the form of low-rise commercial buildings, are located nearby to the subject property along both sides of Main Street. The portion of Main Street on which the subject property is located is the commercial heart of Unionville, with considerable pedestrian and vehicular traffic. As a result, the subject property is highly visible within the District.

The subject property is identified as Class 'A' within the Unionville HCD Plan. The qualities of this class, as described in Section 2.4 (Building Classification) of the HCD Plan, are as follows:

Buildings of major importance to the District

- They have historical and/or architectural value.
- They are the buildings that maintain the heritage character to the District.
- Buildings that are designated under Part IV of the Ontario Heritage Act are also considered to the Class 'A'.

Relevant Heritage Policy and Guidelines

Unionville HCD Plan:

- Section 9.4.2 – Alterations to Heritage Buildings (Exterior Cladding) indicates the following relevant to the heritage permit application – ***“The application of new surfaces or coatings that alter the appearance and character of the heritage building's original cladding should not be utilized ...”***
- Section 9.4.7 – Alterations to Heritage Buildings (Paint Colours) provides a preliminary list of exterior paint colours considered appropriate for the District while advising that 'fluorescent or luminous colours are not considered acceptable'.
 - These colours are attached as Appendix “A” and are not a definitive listing.
 - Early paint colours in Unionville tended to be more reserved – pale natural tones favoured by Andrew Downing; by the early 1900s a wider variety of colours became available.
 - Generally, permitted paint colours are found within the heritage collection of major paint manufacturers (e.g. Benjamin Moore, Para Paints and Sherwin Williams).

Heritage Markham does not support the Heritage Permit

Normally Heritage Section staff approve heritage permits under delegated authority, and provide a summary to the Heritage Markham Committee (the “Committee”) for informational purposes. Given the nature of the alteration, including its apparent non-conformance with guidelines in the Unionville HCD Plan, the property's high-degree of visibility from the public realm, and its cultural heritage significance as a Class 'A' property within the District Plan, Heritage Section staff sought direction from the Committee at its meeting on January 12, 2022. The Committee recommended that the heritage permit be denied, and that the applicant work with Heritage Section staff on a suitable replacement colour. For a copy of the meeting extract, please see Appendix “D”.

OPTIONS/ DISCUSSION:

Direction from Council is required

The selected paint colour, as indicated above, does not conform to guidelines contained within the Unionville HCD Plan.

While Heritage Section staff have delegated authority to approve heritage permit applications as per Section 42 (16) of the Act, denial of an application requires consideration by Council. Staff do not support the application, as it is not considered an appropriate colour reflective of the heritage character of historic Unionville, and recommend removal of the paint. Staff would work with the applicant to select a more suitable colour palette.

As per Section 42(4) of the Act, Council must give consideration of this matter within 90 days from the official notice of receipt which ends on April 10, 2022. If Council fails to make a decision by this date, Council shall be deemed to have given approval to the permit.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The protection of cultural heritage resource through the heritage permit application process is a component of Growth Management. This helps achieve a quality community by ensuring that the City of Markham's cultural heritage resources remain part of the fabric of the City, strengthening the sense of community.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Heritage Markham Committee was consulted.

RECOMMENDED BY:

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

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

ATTACHMENTS:

Appendix "A"	Unionville Heritage Conservation District Plan Policy
Appendix "B"	Property Map
Appendix "C"	Photographs of the Subject Property
Appendix "D"	Heritage Markham Extract

APPENDIX “A”

Unionville Heritage Conservation District Plan Policy Section 9.4.7 Guideline #10

10. The attached list of colours are considered appropriate for the District, but it is by no means a definitive list. Other colours can be considered although fluorescent or luminous colours are not considered acceptable.

Classical Colours: (Pre-1860)

-white	-“historical” white
-cream	-buff
-pearl grey	-light lemon yellow
-pale green	-pale greyish blue

Renwick’s Colours (1860-1900)

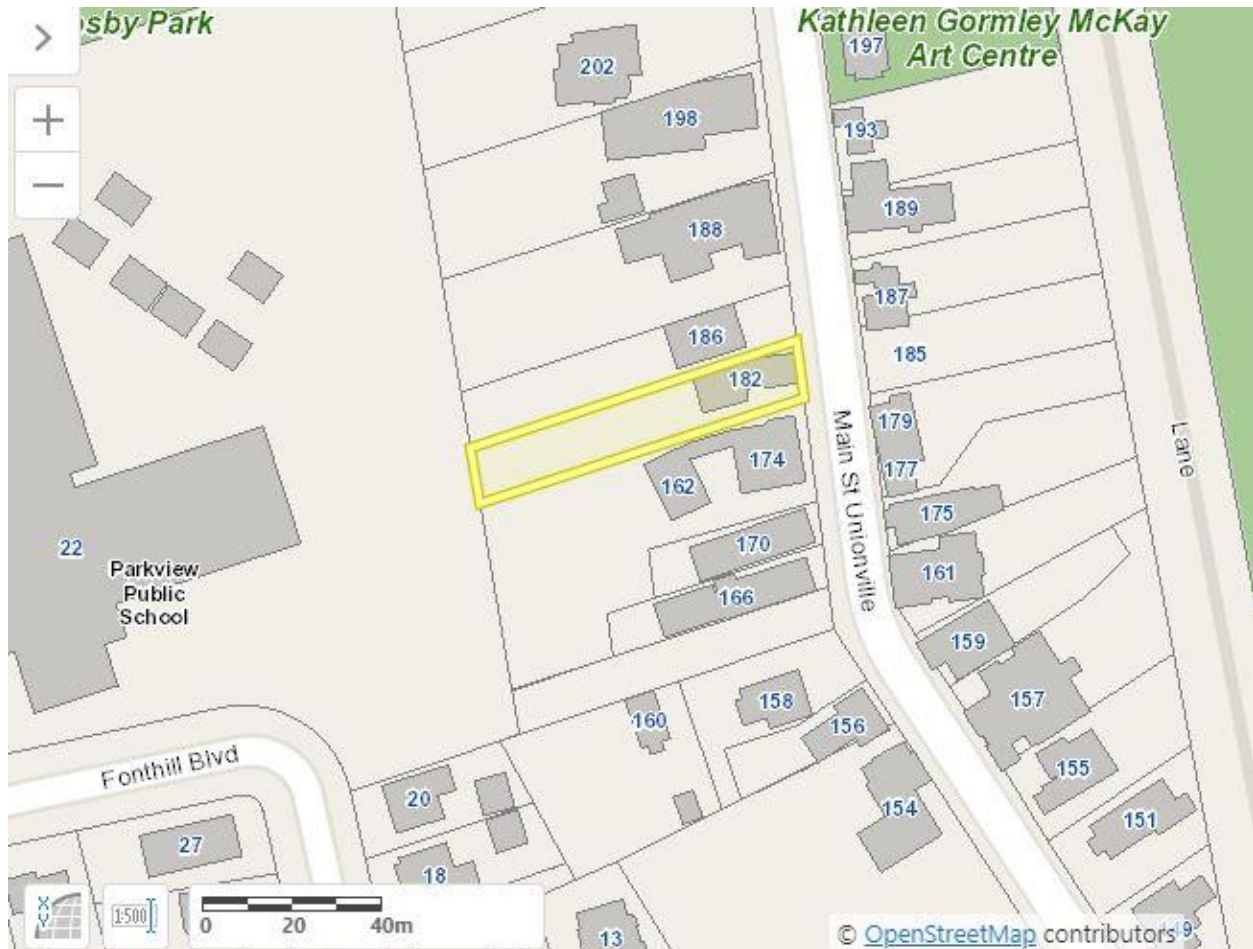
-olive green	-golden brown
-gold	-rosy beige
-beige	
-orangey brownish yellow	

Downing’s Colours (1860-1900)

-straw	-drab greenish yellow
-sand	-medium grey (stone)
-greyish brown (earth)	

APPENDIX “B”

Property Map



APPENDIX “C”

Photographs of the Subject Property



Image of the subject property (east elevation) prior to the recent repainting (Source: Google Earth – October 2020)



East (primary elevation) of the subject property following repainting (Source: Applicant)



South elevation of the subject property following repainting (Source: Applicant)



North elevation of the subject property following repainting (Source: Applicant)



West elevation of the subject property following repainting (Source: Applicant)

APPENDIX “D”

Heritage Markham Extract

HERITAGE MARKHAM EXTRACT

DATE: January 12, 2022

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

EXTRACT CONTAINING ITEM #8.1 OF THE TWELFTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON January 12, 2022.

8.1 HERITAGE PERMIT APPLICATION

EXTERIOR PAINTING

182 MAIN STREET, UNIONVILLE (16.11)

FILE NUMBER:

HE 22 109505

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Heritage Planner

Evan Manning, Heritage Planner, addressed the Committee and provided a summary of the staff memorandum, presenting photos of the current colour of the building, as well as the approved colour used in 2016. Mr. Manning advised that the applicant has painted the entire building in a single colour of blue, and that the colour was not chosen from the existing approved heritage colours. He noted that Heritage Staff would not have approved the current colour, preferring a more muted colour palette, and that the applicant had not consulted Heritage Section staff prior to painting the building.

The following feedback was provided regarding the exterior painting of 182 Main Street, Unionville:

- The Committee advised that the Heritage Colours Sub-Committee should provide input on this matter, which will be taken into consideration.
- The Committee inquired whether ownership of the building had changed.
 - Staff could not comment on the ownership but advised that the tenancy had changed.
- Staff commented that they would not have supported the building being painted one colour.

Recommendation:

THAT Heritage Markham does not support the selected exterior paint colour and recommends that approval of the heritage permit application be denied.

AND THAT Heritage Markham recommends that the applicant work with Heritage Section staff on a suitable replacement colour, and that approval of that paint colour be addressed via delegated authority.

Carried