



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: October 12, 2022

SUBJECT: Heritage Permit Application
352 Main St. North, Markham Village
Installation of Security Bars
HE 22 261381

Property/Building Description: New 2-1/2 storey mixed use building nearing completion
Use: Residential/Commercial
Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'B' building or buildings that do not have heritage value, but support the heritage character of the district.

Application Proposal

- The applicant has submitted a heritage permit seeking approval for iron security bars installed on the ground floor windows of the the south and west elevations without authorization.

Background

- Staff received complaints regarding the installation of security bars in west and south facing ground floor windows of a commercial unit at 352 Main St. North which has resulted in By-law Enforcement issuing an "Order to Comply";
- The "Order" directs the owner to either remove the security bars installed without approval or to obtain the City's approval for their installation, after the fact;
- The owner says that the bars were installed in response to break-ins, and because a business purchasing gold for cash was interested in renting the unit;
- The Markham Village Heritage Conservation District Plan is silent on the issue of installation of visible security measures.

Staff Comment

- Although security bars are not considered to be a historical feature of buildings in Markham Village, and non-visible security measures are preferred, they may be a reasonable security solution in certain circumstances;
- Staff has no issue from a heritage perspective to the security bars installed on the back (west facing) elevation as they have no impact from the public realm of Main Street North, but the bars installed on the south facing windows are somewhat visible, and have some impact on the heritage character of Main Street North;
- It is not clear whether internal installation of this type of security system is possible;
- Staff plans to address the issue of visible security measures in the future process of updating the Markham Village Heritage Conservation District Plan.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the security bars installed on the rear, (west facing) ground floor windows of 352 Main St. North from a heritage perspective, because they are not visible from the public realm of Main St. North;

AND THAT the security bars installed on the south facing ground floor windows of 352 Main St. North be removed;

Or

AND THAT Heritage Markham has no objection to the security bars installed on the south facing ground floor windows of 352 Main St. North from a heritage perspective, as they have minimal impact on the heritage character of the District;

Attachments

Appendix 'A' - Location Map

Appendix 'B' - Photograph of the security bars

File: 352 Main St. North

APPENDIX A- LOCATION MAP



APPENDIX B- PHOTOGRAPH OF THE BUILDING AT 352 MAIN ST. N.



