



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: July 12, 2023

SUBJECT: **Minor Heritage Permit Application**
257 Carlton Road, Unionville
Unionville Curling Club

FILE: HE 23 130451

Property/Building Description: Curling arena constructed in 1953 as per municipal records

Use: Recreational

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

Application/Proposal

- The City has received a Minor Heritage Permit (HE) application seeking permission to remove and replace the existing vertically-oriented vinyl siding on the Unionville Curling Club at 257 Carlton Road (the “Subject Property”) with a mixture of horizontally-oriented vinyl siding and Hardie Board (fibre cement siding);
- The primary volume of the arena is proposed to be clad in “Linen” vinyl siding with the upper portion of the primary (east) elevation clad in “Estates Gray” vinyl siding. The small one-storey volume extending to the north of the primary elevation is proposed to be clad in “Pearl Gray” Hardie Board (see Appendix ‘C’ for sample images).

Background

Context

- The Subject Property is located adjacent to Crosby Park along the western periphery of the UHCD. The Crosby Arena and a surface parking lot is located immediately to the south of the Unionville Curling Club while a Carlton Road and a second surface parking lot are located to its east and north, respectively.

Legislative Context and Heritage Policy

Ontario Heritage Act

- As per Section 42(4) of the *Ontario Heritage Act*, Council (or its delegate) must approve a heritage permit, with or without conditions, 90 days from the date the municipality serves notice to the applicant of receipt of the submission. While Heritage Section staff (“Staff”) can approve a Major HE permit via delegated authority, only Council can deny a permit;
- Staff served notice to the applicant on July 5, 2023 resulting in a decision deadline of October 23, 2023.

UHCD Plan

- The Subject Property is categorized as a Type ‘C’ property. As described in Section 2.4 (‘Building Classification’) of the UHCD Plan, Type ‘C’ properties are described as follows:
 - *[They are] Infill construction.*
 - *They do not reinforce the historical character.*
 - *Older buildings that have been altered to an extent that their heritage character is no longer apparent.*
- Guidance for Alterations: for buildings in the District which are not considered to be of heritage significance, there is the option of using either a “historical complementary” or a “modern complementary” approach. As per the second approach (9.5.2.3), “alterations should reflect the building’s existing architectural treatment or use the guidelines for new construction in the District (Section 9.2). The use of materials complementary to the heritage character of the District is encouraged”.

Staff Comment

- Heritage Section staff (“Staff”) support the Minor HE Permit application as the proposed cladding is generally a like-for-like replacement and does not alter the visual impact of the curling club on adjacent and nearby heritage resources;
- While vinyl cladding would not typically be supported from a heritage perspective, the scale and utilitarian nature of the Subject Property along with its unique building typology and location at the periphery of the UHCD make it a rare exception;
- Staff concur with the above-noted classification of the property within the UHCD Plan, and find that the Subject Property does not constitute a significant heritage resource within the District. As such, the proposed recladding will not have an adverse impact on the heritage character of the UHCD.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the proposed recladding of the Unionville Curling Club at 257 Carlton Road.

ATTACHMENTS:

Appendix 'A'	Property Map
Appendix 'B'	Photograph of the Subject Property
Appendix 'C'	Images of Proposed Cladding

Appendix 'A'

Property Map



Property map showing the location of 257 Carlton Road outlined in blue (Source: City of Markham)

Appendix 'B'

Images of the Subject Property



The east (primary) elevation of 257 Carlton Street (Source: Google)



Aerial image of 257 Carlton Street (Source: Google Earth)

Appendix 'C'

Images of Proposed Cladding



Proposed vinyl siding (Source: Google Earth)



Proposed Hardie Board (Source: Google Earth)