



MEMORANDUM

TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: April 10, 2024

SUBJECT: **Minor Heritage Permit Application**
6 Peter Street, Markham Village
Proposed Roof-Mounted Solar Panels

FILE: HE 24 164322

Property/Building Description: One-and-a-half storey dwelling constructed c.1883 as per MPAC records

Use: Residential

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

Application/Proposal

- The City has received a Minor Heritage Permit (HE) application seeking permission to install solar panels on the roof of the rear (west facing) porch and on the east and west roof slopes of the barn in the rear yard of 6 Peter Street (the “Subject Property” or the “Property”). Refer to Appendix ‘C’ for a precedent image of the proposed solar panels.

Background

Context

- The Subject Property is located on the west side of Peter Street between Beech Street to the south and Springdale Street to the north. The Property is bound by, and adjacent to, low-rise residential properties on all sides. Refer to Appendix ‘A’ for a property map;
- The properties to the west of the Subject Property along Bryer Drive are outside the boundaries of the District and date from early 1980s as per MPAC records.

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 can approve a heritage permit via delegated authority, only Council can deny a permit;

- Staff served notice to the applicant on April 10, 2024 resulting in a decision deadline of July 9, 2024.

MVHCD Plan

- The Subject Property is categorized as a Type ‘A’ property. As described in Section 3.2 (‘Building Classification’) of the MVHCD Plan, Type ‘A’ properties are described as follows:
 - *Of major importance to the Heritage District.*
 - *They have historical and architectural value.*
 - *They are the buildings that give the main heritage character to the district.*
- Section 4.3.1 (‘COMMON ELEMENTS: ROOFS’) of the MVHCD Plan provides the following guideline relevant to the proposal: *“New roof vents and skylights should be located away from the public view and as inconspicuously as possible. Considerable care must be taken when contemplating the addition of mechanical equipment to the roof area as this can often detrimentally affect the shape and appearance of the building”.*

Note that creation of the MVHCD Plan preceded the recent interest in the installation of solar panels in a residential context. As such, there is an absence of policies and guidelines directed at their placement and configuration within the District. The excerpted text above is the most relevant guidance concerning the scope of work proposed in the Minor HE application.

Staff Comments

- Heritage Section staff (“Staff”) have no objection to the installation of solar panels at the two locations described in this memo as it generally conforms to the above-referenced guideline from the MVHCD Plan;
- The panels proposed for the roof of the rear porch will not be visible from the street. As such, there will be no visual impact on the heritage building or on the streetscape;
- While the panels proposed for the barn will be partially visible from the street, they will largely be screened by vegetation during the warmer months. Further, the setback of the barn from the front property line, approximately 34m (112ft), is of sufficient distance to mitigate the visual impact of the panels from Peter Street. Refer to Appendix ‘B’ for images that show the visibility of the barn from the street;
- Staff inquired if the panels could be isolated to the west facing slope of the barn roof but were advised by the applicant that installation on both slopes was required to make the project financially viable;
- Note that the absence of direction in the MVHCD Plan concerning solar panels will be addressed as part of an update which is currently underway. Staff will return to the Committee at a future date with information concerning amendments to the District Plan.

Suggested Recommendation for Heritage Markham

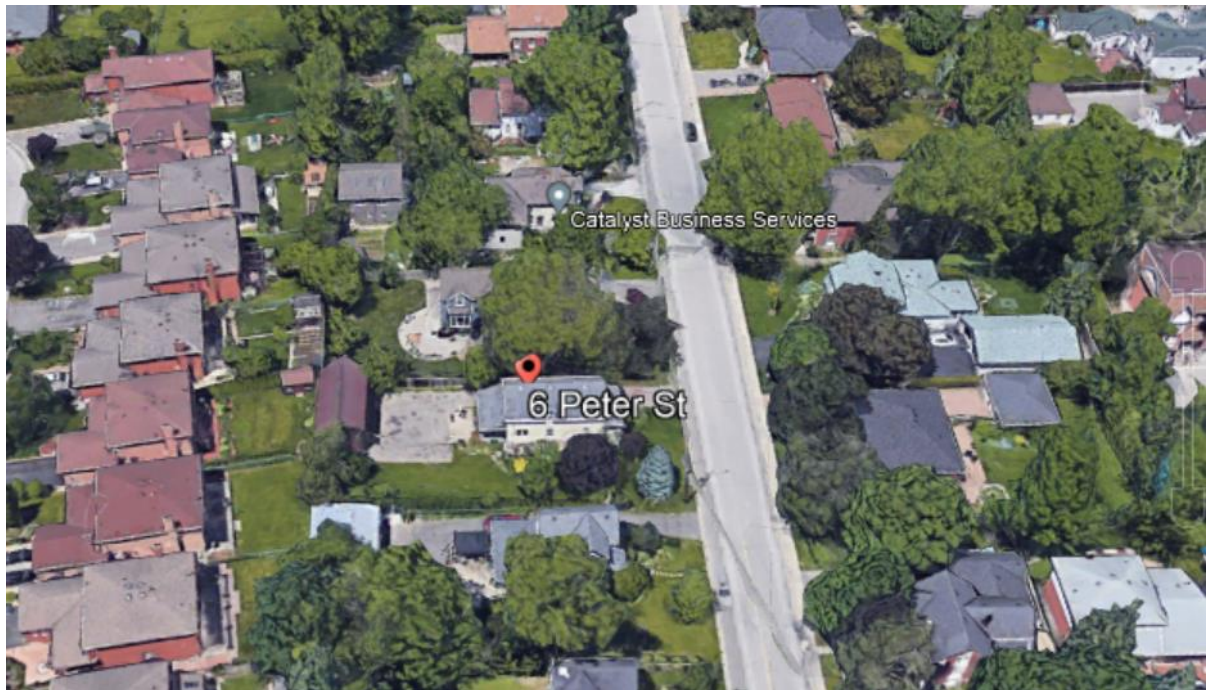
THAT Heritage Markham has no objection to the installation of solar panels on the roof of the rear porch and along the east and west roof slopes of the barn at 6 Peter Street and recommends approval of the submitted Minor Heritage Permit.

ATTACHMENTS:

Appendix 'A'	Property Map and Aerial Image of the Subject Property
Appendix 'B'	Images of the Subject Property
Appendix 'C'	Sample Image of Roof-Mounted Solar Panels

Appendix 'A'

Property Map and Aerial Image of the Subject Property



Property map showing the location of the Subject Property outlined in blue [above] and an aerial image of the Subject Property [below] (Source: City of Markham/Google Earth)

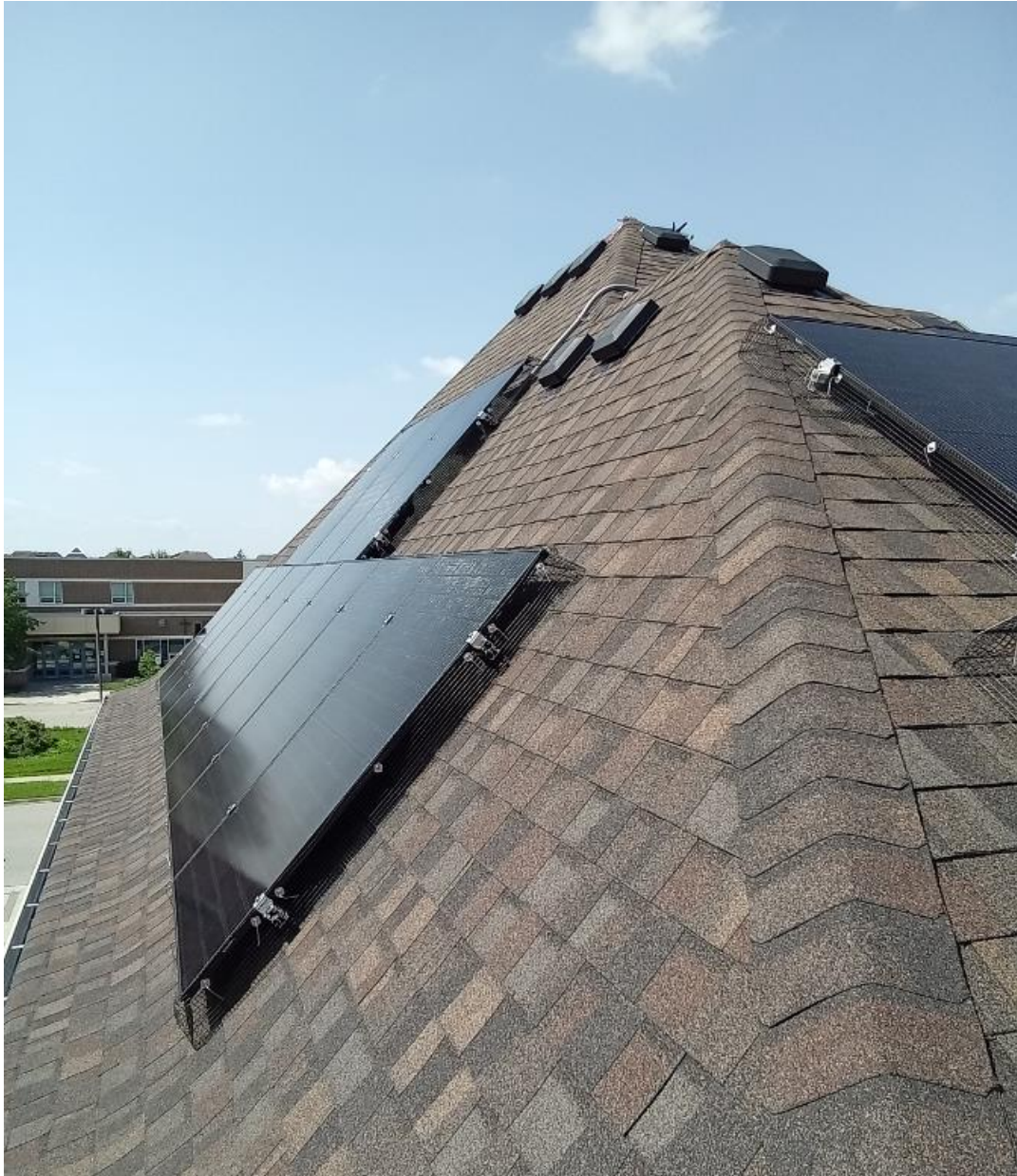
Appendix 'B'

Images of the Subject Property



The Subject Property as seen from Peter Street. The eastern slope of the barn roof is circled in red. This is the only location where the proposed solar panels will be visible from the street (Source: City of Markham)

Appendix 'C'
Sample Image of Roof-Mounted Solar Panels



(Source: Applicant)