



Report to: Development Services Committee

Meeting Date: May 23, 2017

SUBJECT:	Building Permit Application (Heritage Permit) File No. 17 161212 1 Thomson Court, Markham Apartment Balcony Refurbishment
PREPARED BY:	Regan Hutcheson, Manager, Heritage Planning, ext 2080

RECOMMENDATION:

- 1) That the staff report entitled “Building Permit Application (Heritage Permit), File No. 17 161212, 1 Thomson Court, Markham Village, Apartment Balcony Refurbishment”, dated May 23, 2017, be received;
- 2) That the recommendation from the Heritage Markham Committee indicating that the proposed balcony treatment is not supported be received;
- 3) That Markham Council has no objection to Building Permit Application 17 162212 which includes a Heritage Permit for alterations within a heritage conservation district;
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

To seek Markham Council’s support for the Building Permit Application associated with balcony repairs and refurbishment at 1 Thomson Court, Markham Village.

BACKGROUND:

Property is in the Markham Village Heritage Conservation District

The subject property, 1 Thomson Court is a non-heritage, Type “C” building located within the Markham Village Heritage Conservation District. All alterations to public and private property within a heritage district are subject to review from a heritage perspective to ensure the change is not detrimental in any manner to the cultural heritage value of the area.

Heritage review is undertaken through one of three approval processes

In Markham, we do not have a separate heritage review process. Instead, the heritage review is captured within one of three existing approval processes: Heritage Permit, Building Permit (Heritage) and Site Plan Approval (Heritage). Essentially, the application and approval process varies in relation to the magnitude of the project. Minor projects require a Heritage Permit whereas a new dwelling in a heritage conservation district requires Site Plan Approval (Heritage).

The review of building permit applications in heritage districts is usually undertaken and approved by the Manager, Heritage Planning on behalf of Council under the delegated approval process and a summary of all decisions are provided to Heritage Markham Committee for information. Occasionally, applications are forwarded to Heritage

Markham Committee for review (i.e. situations where there is no policy to address to situation; situations where there may be some local sensitivity; where Heritage Markham has specifically asked to see the permit, etc.). If the Committee supports the work, the Manager, Heritage Planning generally consents to alteration of property (with or without terms and conditions). If not supported by the Committee, the application is to be forwarded to Development Services Committee and Council for decision.

OPTIONS/ DISCUSSION:**New Balcony treatment is proposed on apartment building**

Due to deteriorating conditions, the existing 102 balconies at 1 Thomson Court are being refurbished (balcony slab and railing guard restoration). The picket style metal railing treatment on the balcony is to be replaced with a powder-coated aluminum framing system with bronze tinted glass panel treatment. See Figure 2- Photographs for existing balcony treatment and Appendices “A” and “B” for illustrations of proposed treatment.

Heritage Markham Committee does not support the balcony treatment

On May 19, 2017, Heritage Markham indicated that the original architectural integrity of the building should be maintained and that the Committee does not support the restoration of the balconies with glass panels.

Heritage District Plan policies

The Markham Village Heritage District Plan does not specifically address balcony treatments or multi-storey buildings. In the Building Policy section of the Plan, it does offer the option of different approaches, which can be taken based on the significance of the building. One option is the “modern complementary” approach in which the architectural style can be complementary as long as it does not detract from the area’s historical and architectural character. This approach suggests that ‘such a design must therefore be compatible in terms of scale, rhythm, massing, colours, materials and proportions with the original heritage buildings either abutting...or in the surrounding area”.

Proposed balcony treatment can be supported by Heritage Section

Although a picket railing system for the balconies is somewhat reminiscent of a traditional heritage veranda treatment, the building in question is a modern, multi-storey, infill building and acts as a backdrop to the heritage buildings and commercial streetscape on the west side of Main Street North. The introduction of the bronze tinted glass panel treatment can be considered a “modern complementary” approach and not be seen as detrimental to the cultural heritage value of the heritage conservation district.

FINANCIAL CONSIDERATIONS

Not applicable

HUMAN RESOURCES CONSIDERATIONS

Not applicable

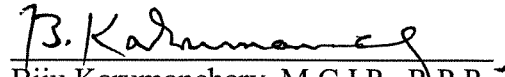
ALIGNMENT WITH STRATEGIC PRIORITIES:

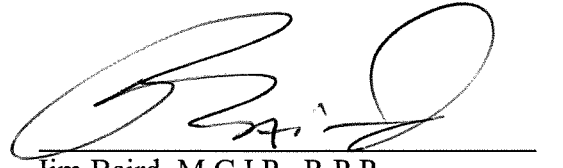
Not applicable

BUSINESS UNITS CONSULTED AND AFFECTED:

Heritage Markham Committee was consulted.

RECOMMENDED BY:


Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning & Urban Design


Jim Baird, M.C.I.P., R.P.P.
Commissioner of Development Services

File Path:

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ATTACHMENTS:

Appendix "A" Typical Retrofit Railing- Tempered Glass Panel Section

FIGURE 1: Location Map and Owner

OWNER:

Rougebank Foundation

I Thomson Court, Markham, ON

AGENT:

Regina Corpuz, B. Eng, Project Manager

ONTECH Building Consultants Inc.

Building Sciences and Engineering

138 Cedric Avenue, Toronto, ON M6C 3X8

E: regina.ontech@rogers.com

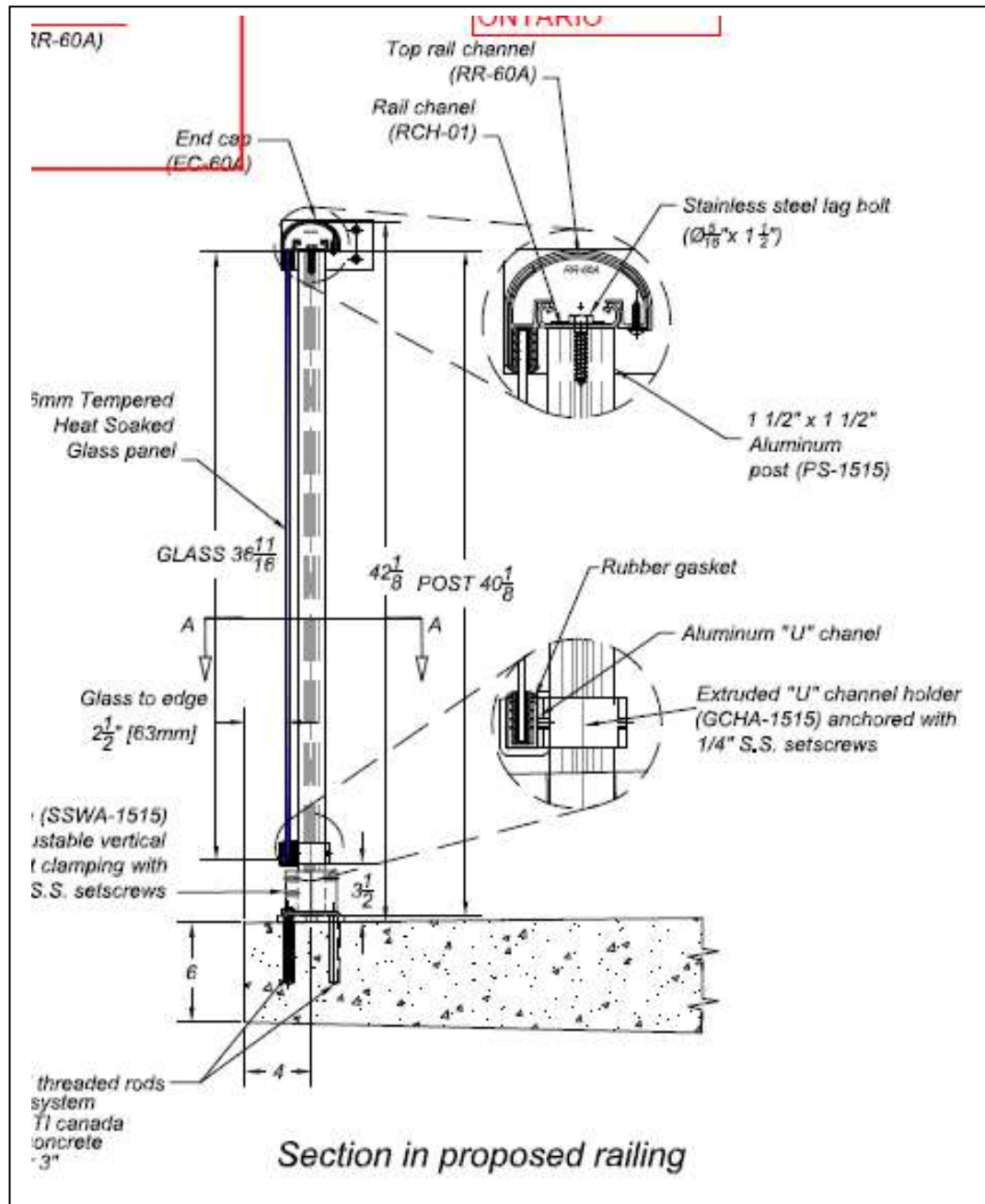


FIGURE 2 – Photographs



APPENDIX "A"

Typical Retrofit Railing- Tempered Glass Panel Section



Appendix “B”

Illustrations of Proposed Balcony Treatment

