




MEMORANDUM

TO: Development Services Committee

FROM: Jim Baird, Commissioner of Development Services

DATE: March 7, 2016

SUBJECT: Heritage Planning Presentation – Policies and Guidelines



Recommendation

That the staff memorandum dated March 7, 2016 and the staff presentation on heritage planning policies and guidelines be received as information.

Purpose

In considering a Heritage Permit Application for 188 Main Street, Unionville Heritage Conservation District, Development Services Committee recommended that any decision be deferred until a Council Workshop on heritage policies and guidelines has been held.

At the March 7, 2016 meeting of Development Services Committee, the Manager of Heritage Planning will provide an outline of the City's heritage planning program, and a brief overview of the policies and guidelines which affect heritage and non-heritage buildings in the four heritage conservation districts.

Background

See the attached Development Services Committee Extract dated April 15, 2015. The owner of 188 Main Street, Unionville permitted the installation of vinyl siding and aluminium cladding contrary to the policies and guidelines of the Heritage District Plan. Subsequently, the owner submitted a Heritage Permit application seeking approval for the work which was not supported by the Heritage Markham Committee.

Heritage Planning Staff will report back to Development Services Committee regarding the Heritage Permit Application for 188 Main Street following this policy update, and subject to any further directions by Development Services Committee.

DEVELOPMENT SERVICES COMMITTEE

APRIL 21, 2015

EXTRACT

To: Manager of Heritage Planning (R. Hutcheson)
Senior Heritage Planner (G. Duncan)

DEVELOPMENT SERVICES

MAY 04 2015

RECEIVED

15. **HERITAGE PERMIT APPLICATION BY
MARIANI'S OF UNIONVILLE LTD. TO PERMIT
VINYL SIDING AND ALUMINUM CLADDING
188 MAIN STREET
UNIONVILLE HERITAGE CONSERVATION DISTRICT
FILE NO. HE 14 119143 (16.11)**
Report

Jim Baird, Commissioner of Development Services provided background information on this matter.

George Duncan, Senior Heritage Planner, gave a presentation to display photographs and explain the historic significance of 188 Main Street Unionville, as Unionville's first store and post office, circa 1850. Staff described the vinyl siding and aluminum cladding installed in 2014, contrary to the policies and guidelines of the Heritage District Plan, without an approved Heritage Permit. The owner subsequently submitted a Heritage Permit application, which was not recommended for approval by the Heritage Markham Committee or staff. On September 10, 2014, Council referred this matter back to staff for further consideration.

Staff has consulted with the applicant and has reached an agreement on options to resolve this issue, pending the Committee's endorsement. In response to questions, the City Solicitor advised that conditions related to having the vinyl removed within a 5 year timeframe could be attached to the title of the property.

Larry Mariani, applicant, made a deputation to confirm that he is in agreement with the staff recommendation; however, he suggested that the current materials are suitable and look better than some of the wood buildings in Unionville, and he would prefer to retain the vinyl and aluminum.

The Committee discussed the use of appropriate materials and the importance of maintaining heritage standards. It was noted that approval of the current materials may create a precedent for similar requests. The subject building is a Class A heritage building and the heritage guidelines have been developed with extensive community consultation. The Committee considered a 5 or 10 year time frame for the restoration, and suggested that heritage grants may be available to assist the owner to restore the historic wood siding or install wood replacement siding.

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The Committee agreed to defer this matter until a Council Workshop can be held, to better understand heritage policies and guidelines.

Moved by: Deputy Mayor Jack Heath

Seconded by: Councillor Karen Rea

- 1) **That the deputation by Larry Mariani regarding 188 Main Street, be received; and,**
- 2) That the report titled "Heritage Permit Application by Mariani's of Unionville Ltd. to Permit Vinyl and Aluminum Cladding, 188 Main Street, Unionville Heritage Conservation District, File No. HE 14 119143, be received; and,
- 3) **That consideration of the Heritage Permit Application for 188 Main Street Unionville, be deferred until a Council Workshop on heritage policies and guidelines has been held; and further,**
- 4) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED