

Requested Changes to Draft Buttonville Heritage Conservation District Plan

APPENDIX A

Source: HM (Heritage Markham), AC (Advisory Committee), PC (Public Comments)

Page	Section	Source	Requested Change	Town Response
Cover	Cover	AC	Name district "Buttonville Hamlet"	Name should remain Buttonville. Hamlet implies hamlet planning policies, which do not apply here.
11	2.1.1	HM	Note foundation of grist mill still exists	Add words "above ground" to last sentence
17	2.4.4	HM	Re-introduce lilac plantings	Add the words "such as lilacs" to objectives for streetscapes
24	4.2.4	AC	Buildings lost by demolition or fire to be replaced with new buildings that maintain original relationship to the street	Add this policy to demolition section.
26	4.4.1	HM	Clarify building height is measured from average original grade	Add the words "generally" and "measured from average original grade" to Clause e)
27	4.6	HM	Need to retain mix of residential and commercial uses	Add this to Section 4.2.6, Uses of Heritage Buildings.
28	4.6.4	HM	Remove reference to Commercial Patios – zoning does not allow restaurants	Delete Section 4.6.4
34	6.3	HM	Check zoning of western buffer	Entire L-shaped western buffer is zoned O2 – open space.
36	6.7.2	HM	Include reference to the YRSB Heritage Schoolhouse	Add "to foster a relationship between the Town and the Heritage Schoolhouse to promote the cultural heritage value of Buttonville for educational purposes."
51	9.1	HM	Propose a percentage for the use of architectural styles for new buildings, with preference for Georgian tradition designs	Add a statement that Georgian tradition design is preferred for new buildings.
65	9.2.4.3	HM	Staff are to determine when windows are beyond repair, also only sash should be replaced	Add to Clause 4 "as determined by staff." Point 3 already covers only damaged portions to be replaced.
70	9.2.4.6	HM	Avoid adding porches and	Add a clause to this effect

			verandas on heritage buildings where style or physical evidence does not support them	regarding new porches on heritage buildings.
71	9.2.4.7	HM	In the text, describe practice of painting window sash in dark colours	Add reference in the text about dark-painted window sash
72	9.2.4.7	HM	Remove white as an appropriate colour	Change to "historical white."
75	9.2.4.10	HM	Picket fences should have baseboards to look authentic.	Add the baseboard reference under Section 9.6.4
80	9.2.5.3	HM	Remove the word "generally" from Clause 2.	Staff recommend that "generally" be left in to maintain flexibility for special cases.
84	9.3.1	HM	Allow sheet metal roofing for accessory buildings	Change text to allow sheet metal roofing on accessory buildings.
84	9.3.1	HM	Non-traditional siding materials to be subject to staff approval.	Add this point to section concerning Exterior Wall Materials.
88	9.3.2.1	HM	Under Approval, remove the word "generally" and change to "most."	Change "generally" to "most" exterior alterations
92	9.4.2.1	HM	Under Clause 5, change building height to 1 ½ to 2 storeys rather than 1 ½ to 2 ½ storeys.	Staff recommend that on Woodbine Avenue, 2 ½ storeys is appropriate as there are existing heritage buildings of this height, so the heights should not be changed.
93	9.4.2.2	HM	New buildings next to heritage buildings should transition in height.	Add a clause regarding the transitioning of height to Streetscape Guidelines.
93	9.4.2.2	HM	Specify preferred architectural styles for new buildings.	Already covered in Clauses 2 & 3.
94	9.4.2.3	HM	Instead of anticipating redevelopment of properties containing 1960s bungalows, consider possibility of additions.	Add "or opportunities for additions" to text regarding 1960s bungalows.
95	9.4.2.4	HM	Remove reference to attached garages.	Remove reference to option of attached garages from Clause 4.
95	9.4.2.4	HM	Roof height for new buildings in keyhole lot should be lowered from 2 ½ to 2 storeys	Development site is far enough removed from the village streetscape that 2 ½ storeys will

				not overwhelm heritage buildings. Therefore 2 ½ should remain.
116	9.4.2.24	HM	Shutters should not be installed on windows under porches or verandas.	Actually many houses historically had shutters on windows under porches and verandas, so this should not be changed.
139	9.4.3	HM	There should be variety in exterior cladding of townhouses, some brick, some wood.	Add reference to variety of cladding types as an additional guideline.
140	9.4.3.1	HM	Make maximum height 2 storeys for multiple family dwellings.	By-law allows 2 ½ storeys. OK if upper storey is contained within roof structure.
151	9.5.1	HM	Entry signs should be simple, black and white.	Markham's heritage districts have distinct colour palettes for signs. Perhaps a simple effect could be achieved without limiting the colours to black and white.
152	9.5.2	HM	Pie Pan shape is preferred for street lights.	OK subject to availability. Also, label traditional pendant light fixture.
161	9.6.6	AC	Rear yard fencing on Woodbine Ave. properties also fronting on the crescents should be treated like front yard fencing.	This guideline will be added to the section on rear yard fencing.
Inventory Page 66	8 Buttonville Cres. W.	PC	Owner wants building description changed from cottage to bungalow	Description changed as requested.

Buttonville Heritage Conservation District
Public Meeting
Canada Room, Markham Civic Centre
April 21, 2011, 7:00 p.m.

APPENDIX B

MINUTES

Staff

Regan Hutcheson, Manager of Heritage Planning
George Duncan, Senior Heritage Planner

Ward 6 Councillor

Councillor Alan Ho

In accordance with Section 41.1 (6) of the Ontario Heritage Act, a Public Meeting was held in the Canada Room at the Markham Civic Centre on April 21, 2011, regarding the Buttonville Heritage Conservation District Plan and Designation By-law.

Written notice was given to property owners within the proposed boundaries of the District in the form of letters sent out on March 25, 2011, and in a notice published in the Markham Economist newspaper on March 31, 2011.

Copies of the draft District Plan and Inventory were made available to the public prior to the meeting, as mentioned in the notice and at the meeting. Each property owner received the specific pages from the Inventory (including the proposed building classification) pertaining to their property along with the written notice of the meeting that was mailed to them.

Ward 6 Councillor Alan Ho welcomed members of the public attending the meeting. A total of 8 people were in attendance.

George Duncan, Senior Heritage Planner, gave an illustrated presentation on the purpose and effect of Markham's heritage conservation districts, the background of the Buttonville Heritage Conservation District, the proposed District boundaries, and the contents of the District Plan.

Members of the public asked a number of questions, or provided comments.

Martin Prangle, owner of 7 Buttonville Crescent East, asked about the basis of the building classification system. Staff explained how buildings were classified as A (Cultural Heritage Value), B (Contextual Value) or C (Non-Sympathetic).

Lou Luciani, owner of 8 Buttonville Crescent West, stated that he supports the concept of a heritage conservation district but objects to the proposed boundary on the basis that his house is not a heritage building and therefore should not be subject to any additional controls. Staff

explained that non-heritage properties are included in the proposed heritage conservation district for contextual reasons and to facilitate future compatible redevelopment.

There were questions about windows and siding materials and how they would be treated in the policies and guidelines of the District Plan, depending on the classification of buildings, which staff responded to based on the content of the document.

There was a question concerning the opportunity for the public to address Council on the Buttonville Heritage Conservation District Plan, and staff replied that this item is planned to be before Development Services Committee for consideration on June 14, 2011.

No written submissions were received.

The meeting was concluded at 8:30 p.m.

MARKHAM

APPENDIX C

BY-LAW

XX-XX

Draft By-Law

A by-law to designate an area of the Town as a Heritage Conser

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM HERE
FOLLOWS:

WHEREAS the Official Plan (Revised 1987) of the Town of Markham Planning Area indicates the limits of a Buttonville Heritage Conservation District Study Area;

AND WHEREAS the Council of the Town of Markham under Section 40 of Part V of the Ontario Heritage Act, R.S.O. 1980 by By-law 343-86 defined the Buttonville Heritage Conservation District Study Area as an area to be examined for future designation as a Heritage Conservation District;

AND WHEREAS the examination of the Buttonville Heritage Conservation District Study Area has been completed, a District Plan and District Inventory dated 2010 has been prepared and circulated to various agencies and Town Departments for comments, and made available for viewing by the public;

AND WHEREAS a Public Meeting as required under Section 41.1 (6) of the Ontario Heritage Act, was held on April 21, 2011;

AND WHEREAS Section 41 of the Ontario Heritage Act enables the Council of a municipality to designate by by-law an area as a Heritage Conservation District, where there is in effect in a municipality an Official Plan that contains provisions relating to the establishment of Heritage Conservation Districts;

AND WHEREAS the Development Services Committee of Council recommends designation of the District Boundaries and adoption of the District Plan and District Inventory;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM ENACTS
AS FOLLOWS:

THAT the area known as the "Buttonville Heritage Conservation District" as illustrated on Schedule 'A' attached hereto be designated as a Heritage Conservation District;

AND THAT the "Buttonville Heritage Conservation District Plan and District Inventory" be adopted.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 21ST DAY OF MAY, 2011.

KIMBERLEY KITTINGHAM, TOWN CLERK

FRANK SCARPITTI, MAYOR

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Committee\ButtonvilleDesignationBy-Law.docx