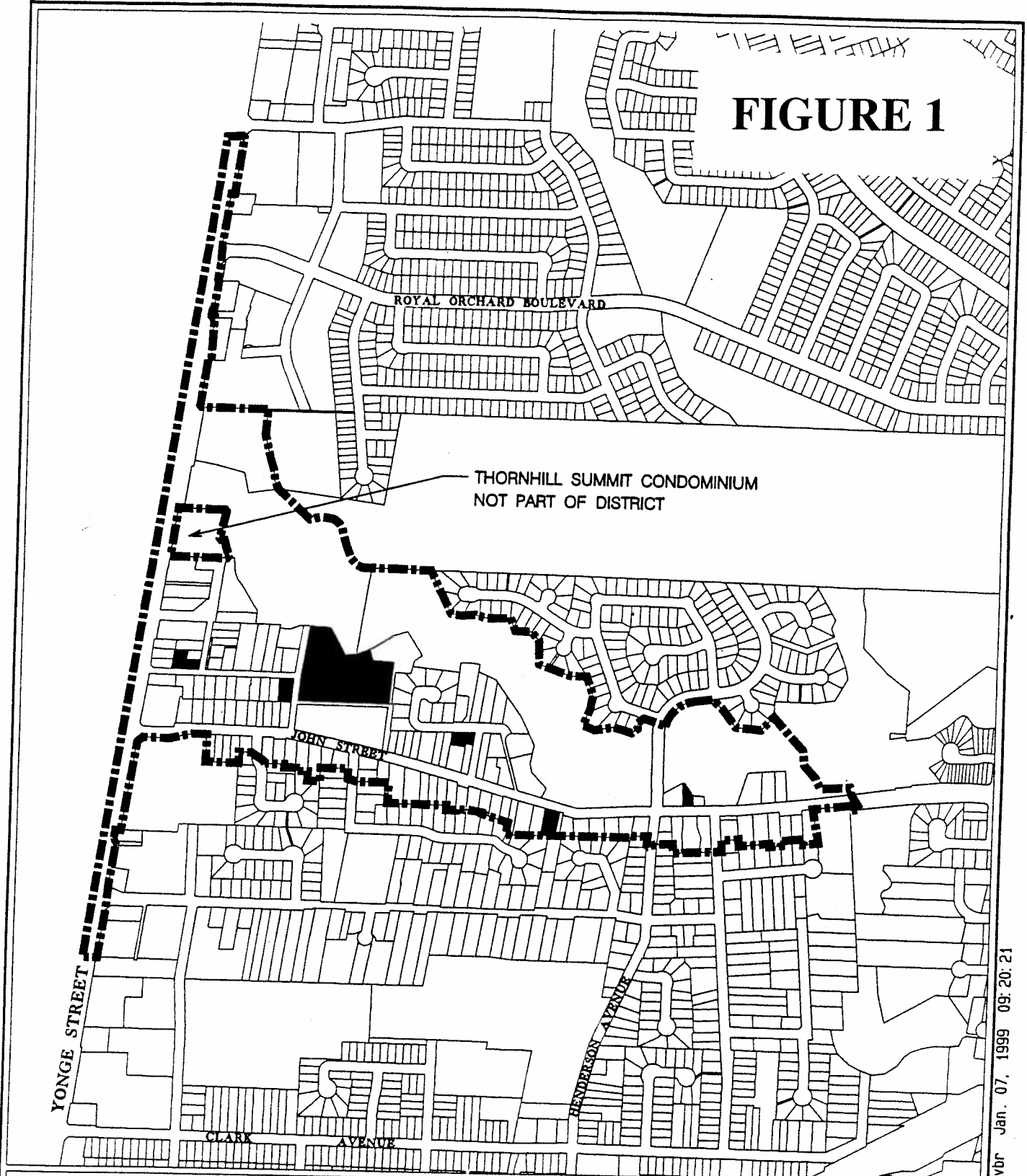


FIGURE 1



# THORNHILL HERITAGE CONSERVATION DISTRICT



DISTRICT BOUNDARY



PROPERTIES INDIVIDUALLY DESIGNATED  
UNDER PART IV OF THE ONTARIO HERITAGE ACT



DEVELOPMENT SERVICES COMMISSION



**DRAFT**

**BY-LAW 2007-**

A by-law to revise the Thornhill-Markham Heritage Conservation District Plan by amending By-law 270-86, as amended

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WHEREAS Council of the Town of Markham enacted By-law 269-86 on July 15, 1986 to designate a specific area of the Town as the Thornhill-Markham Heritage Conservation District pursuant to Section 41 of the *Ontario Heritage Act*;

AND WHEREAS Council of the Town of Markham adopted the "Thornhill-Markham Heritage Conservation District Plan", as modified, on July 15, 1986 which was comprised of Volume 1 (The Study) including a Property Inventory, and Volume 2 (The Plan's Policies);

AND WHEREAS Council of the Town of Markham, by resolution dated May 11, 2004, endorsed terms of reference to undertake a review of the Thornhill-Markham Heritage Conservation District Plan (1986); authorized the hiring of consultants to undertake the review; and, created a Study Advisory Committee to assist in the review;

AND WHEREAS a series of information meetings were held with members of the public between March 2005 and June 2007 to discuss proposed improvements to the existing heritage conservation district plan;

AND WHEREAS the review of the Thornhill-Markham Heritage Conservation District Plan (1986) has been completed and a revised heritage conservation district plan and property inventory have been prepared, pursuant to Section 41.1 of the *Ontario Heritage Act*, in consultation with Heritage Markham (Markham's municipal heritage committee), the Study Advisory Committee, members of the public and various Town departments affected by the plan;

AND WHEREAS on June 26, 2007, Council endorsed the revised Thornhill-Markham Heritage Conservation District Plan (2007) and Inventory (2007), as the heritage conservation district plan for the Thornhill-Markham Heritage District, in accordance with subsection 41.1(1) of the *Ontario Heritage Act*, R.S.O. 1990, CHAPTER O.18, as amended;

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

1. THAT By-law 270-86 be and is hereby amended by deleting the following:

“That the “Thornhill-Markham Heritage Conservation District Plan”, as modified, be adopted.”

and replacing it with:

“1. That the following documents are hereby adopted as and together comprise the heritage conservation district plan for the Thornhill-Markham Heritage Conservation District:

- a) Volume 1 of the Thornhill-Markham Heritage Conservation District Plan 1986, save and except the Appendix;
- b) Thornhill-Markham Heritage Conservation District – The District Plan – 2007, dated June 2007; and
- c) Thornhill-Markham Heritage Conservation District – The District Inventory – 2007, dated June 2007.

2. All other provisions of By-law 270-86, as amended, not inconsistent with the provisions of this by-law, shall continue to apply.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS  
DAY OF JUNE, 2007.

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SHEILA BIRRELL, TOWN CLERK

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FRANK SCARPITTI, MAYOR

## APPENDIX B

Each of the major issues identified in the Issue Identification Report- May 2005 is listed by subject with an explanation as to how the new Plan addresses the issue/concern.

1. Improvements to the Policies and Guidelines

a) *Maintain separate guidelines for heritage properties*

The revised Plan provides enhanced guidelines and illustrations for the alteration and maintenance of heritage buildings. The policies and guidelines follow the principles for the conservation of historic properties as recommended by the Ontario Ministry of Culture and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (retention of historic material, repair/conservate rather than replace materials, repair with like materials, etc.). All heritage properties have been identified as Class A in the Plan.

b) *Allow more flexibility in material use on additions to heritage buildings*

On new additions to heritage buildings, the revised Plan encourages the use of traditional materials, but allows the use of more modern materials in traditional configurations and profiles where they are not detrimental to the historic character of the heritage building. Non-traditional materials and products, such as fibre-cement board, vinyl and aluminium, in historical configurations and profiles that provide the appearance of traditional materials may be used on a new addition in the following cases:

- i) where the products and their appearance are not detrimental to the historic character of the original heritage building.
- ii) where the addition is not readily visible from the public realm (i.e. located in the rear yard or a distance from the public streetscape).

Consultation with staff will be required to review the appropriateness of proposed non-traditional material. Staff will review the material based on criteria such as traditional profile, colour, sheen, colour fastness.

c) *Provide separate guidelines for existing, non-heritage buildings*

The revised Plan includes policies and guidelines for properties identified as Class B (buildings that are important –emerging heritage) and Class C (other buildings in the District- both complementary and non-complementary).

The guidelines for Class B properties provide greater flexibility in the use of modern materials while still retaining the characteristics of the building's style. For example, if an owner of a Class B building wanted to replace existing windows and doors, staff would be guided by section 9.3.1. If the windows and doors were original to the building or early, we would encourage the owner to preserve them/ restore them. If this option was not to be accepted, we would encourage the use of traditional replacement products. If this was not acceptable, more modern materials could be used. Notwithstanding the material of the windows, the shape, configuration and profile should complement or reflect the architectural style of the building. The door could also be of modern material, but again, like the windows, the style should reflect the period or style of the house.

For Class C properties, owners may choose one of two design approaches for additions and alterations:

*Contemporary Alteration Approach* – alterations and additions reflect the style of the existing building. For a modern building from 1975 (Class C), the changes would reflect the original form and architecture. For a 1945 Class C building, the alterations would be consistent with the original architecture and forms of the period in which it was built.

*Historical Conversion Approach* – alterations and additions reflect the spirit and language of local historical buildings.

The revised Plan also allows the use of modern materials of suitable quality on Class C buildings. These could include fibre cement board, aluminium or vinyl in configurations and profiles that are appropriate either to the original architecture of the non-heritage building or appropriate to the historical conversion.

d) *Provide separate guidelines for new infill buildings*

The revised Plan provides enhanced guidelines and illustrations for the development of new infill single detached residential dwellings. The design of new dwellings is to reflect one the historical architectural styles that were prevalent in the District as opposed to more modern styles. The use of traditional materials (i.e. wood) is preferred, but non-traditional materials such as vinyl and aluminium in historical configurations and profiles that generally provide the appearance of traditional materials may be used.

e) *Provide streetscape character guidelines*

Each street in the District is different and has unique characteristics. The Plan provides policies to help guide appropriate new infill for each street.

f) *Focus on work visible from the public realm*

The revised Plan emphasizes that review of alteration and additions will focus on the public realm or what is readily visible by the general public.

g) *Provide greater details on commonly asked questions*

The revised plan provides guidance on a variety of commonly asked questions such as fencing, driveway treatment, awnings, skylights, and mechanical equipment.

2. Administration and Enforcement

a) *Maintain the existing Committee structure*

The revised Plan continues to support the current review and approval process as it offers the best approach for speedy approvals of compliant applications. Heritage Section staff can approve all compliant sign, building and heritage permit applications. Heritage Markham will continue to be consulted on permits and applications that appear to deviate from the Plan policies and guidelines as well as larger projects (additions, infill).

- b) *Improve clarity through the use of illustrations*  
Enhanced policies, guidelines and illustrations in the Plan will help inform applicants and will help minimize disparities of interpretation by staff and Heritage Markham.

- c) *Promote learning opportunities for members of Heritage Markham and property owners in the district*  
The revised plan offers recommendations to promote enhanced educational learning opportunities. Education is one of the most effective tools for helping to conserve our heritage resources in addition to available legislative tools.

3. Communication Improvements

- a) *Promote enhanced communications with those who work, live or undertake projects within the District*

The revised Plan offers a variety of policy recommendations to improve communication (some of which have already been implemented) including: a heritage district newsletter, better utilizing existing community organizations, regular communication with local real estate firms and improvements to the heritage component of the Town website.

4. Planning

- a) *Introduce recommendations that ensure the Official Plan and zoning by-laws are consistent with the Heritage District Plan policies*

The revised Plan recommends that in particular, the zoning by-law should be reviewed to ensure that it reflects the policies and guidelines of the Plan especially in the area of dwelling height and garage projection. Until changes are considered, Section 41.2 of the Ontario Heritage Act (which was included in the recent revisions to the Act) states that “in the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict”.

5. Landscape

- a) *Consider the enactment of a tree by-law for the District, if not for the Town*

The revised Plan supports the implementation of a municipal tree preservation by-law which would allow the Town to identify a specific tree, treeline or grouping for protection in the District. Pending the approval of such a by-law, removal of trees in the District 20 cm or greater in diameter (DBH-diameter at breast height) will require a heritage permit.

- b) *Consider landscape guidelines*

The revised Plan offers guidance on appropriate historic landscape treatments that can be implemented on a voluntary basis by homeowners. Guidelines are provided on appropriate species that are encouraged and invasive plant species to be avoided. Guidelines are also provided on fences and driveways. Existing heritage features on heritage properties such as fences, walkways, gardens, driveways and walls that are considered significant to the character of the building should be maintained.

6. Yonge Street

a) *Maintain/introduce strong heritage design guidelines on Yonge Street*

The policies and guidelines in the revised Plan generally reflect the vision for Yonge Street as proposed in the *Thornhill Yonge Street Study, 2005- A Framework for Renewal, Reinvestment and Community Building* that was endorsed, subject to specific amendments, by Council in April 2006. The policies and guidelines in the heritage conservation district plan address appropriate designs, signage, scale, materials and the interface between new construction and existing heritage buildings and adjacent low density residential.

b) *Recommend a height limit for Yonge Street*

The height limit for the part of Yonge Street within the heritage conservation district is limited to 12 metres. This was directed by Council in April 2007. as the basis for draft amendments to the Official Plan and Secondary Plan. This will conflict with the current Thornhill Secondary Plan.

c) *Conduct a heritage based review of the Yonge Street Study*

The Thornhill Yonge Street Study was reviewed in detail by Heritage Markham and Heritage Section staff. A summary of the review of the Yonge Street Study can be found in the Development Services Commission staff report of April 4, 2006.

7. Roads and Paths

a) *Maintain recommendations to limit intensity and speed of traffic to preserve the village character*

The revised Plan includes policies that continue to oppose the widening of existing pavement widths on residential roads in the District as these are a major contributor to the character of the District.

b) *Include traffic limitation measures in the heritage review of Yonge Street*

The vision for Yonge Street involves the elimination of individual driveway entrances on Yonge Street to offer a safer environment for both drivers and pedestrians on the sidewalk. Drivers would be directed to use the integrated parking lots behind the buildings and enter Yonge Street at signalized intersections. The District Plan does indicate that the integrated parking lots should not be continuous. The absence of on-street parking recognizes the regional transportation function of Yonge Street.

c) *Consider the merits of a sidewalk on the south side of John Street*

The issue is not addressed in the revised Plan. If a sidewalk was proposed, the policies require the use of concrete rather than modern materials that often take on an overly tailored appearance.

8. Dollars and Cents

a) *Include heritage information of interest to residents on Town website (impact on property values, energy efficiency, etc.)*

The revised Plan includes a policy recommendation in this regard.

b) *Maintain the Heritage Property Tax Reduction Program*

The revised Plan supports this program and the Town continues to lobby the Region to participate in it.

c) *Explain the heritage easement concept*

The concept of heritage easements is explained in the revised Plan and it is recommended that a user-friendly information handout be prepared for distribution or posted on the website.

9. Boundaries

a) *Maintain the current boundaries*

The boundaries of the heritage conservation district were not part of the study. For those who expressed concern about being within the boundary, it is anticipated that the revised policies and guidelines will provide clarity and minimize any concerns.

b) *Include a Heritage Character Statement*

This is a requirement that must now be included in heritage conservation district plans. It provides a summary of the important features and attributes of the area and illustrates how they work together to make the entire district a special and unique place within the Town.

## Major Changes to Draft Thornhill Heritage Conservation District Plan

Based on draft released on May 30 and presented to Council in June 2006  
Changes identified below are post June 2006.

Source: HMC (Heritage Markham), SAC (Study Advisory Committee), PUB (Public), TS (Town Staff)

| Section          | Source | Requested Change                                                                                                                                                           | Town Response                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cover            | TS     | Remove consultant name- add Corporation of the Town of Markham                                                                                                             | Changed                                                                                                                                                                                                                                                                                                                                                                                             |
| Acknowledgments  | TS     | Add Councillor Burke                                                                                                                                                       | Changed                                                                                                                                                                                                                                                                                                                                                                                             |
| Front end        | PUB    | Reference to Web site – on-line availability                                                                                                                               | Added "The District Plan is available on the Town of Markham website at <a href="http://www.Markham.ca">www.Markham.ca</a> "                                                                                                                                                                                                                                                                        |
| Table of Content | TS     | Update contents                                                                                                                                                            | Changed                                                                                                                                                                                                                                                                                                                                                                                             |
| throughout       | PUB    | Less ambiguity and more precise language. Find the words 'should' and 'may' to vague,                                                                                      | Attempts have been made to achieve this goal. However, every possible situation cannot be contemplated or addressed, and in some cases, flexibility is appropriate.                                                                                                                                                                                                                                 |
| 1.3              | TS     | Remove reference to specific Ministry of Culture handbook                                                                                                                  | Changed                                                                                                                                                                                                                                                                                                                                                                                             |
| 2.2.1            | TS     | Clarify that the district plan policies and guidelines will apply to Part IV properties                                                                                    | Text amended.                                                                                                                                                                                                                                                                                                                                                                                       |
| 2.2.2            | PUB    | Revise proposed classification approach (June 2006) to address a number of concerns raised by property owners. Reference how changes to classification can occur (process) | Classification approach presented to the public (April 18/07) and published on the website has been introduced to the document. Minor modifications to definition of Class A, major changes to Class B definition ("emerging heritage") and Class C (all other properties). Class A are all "significant" buildings from 1986 plus 4 new properties. Also provided reference to process for changes |

| Section | Source | Requested Change                                                                                                                       | Town Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|---------|--------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.2.3   | PUB    | Revise maps to reflect modified classification system                                                                                  | (added Appendix with process outline)<br>Changed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2.3     | TS     | Reference 'original' study and 'District Plan Inventory'                                                                               | Changed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3.1.2   | TS     | Activities exempt from review – add example for re-shingling                                                                           | Added (Replacing asphalt shingles with the same material) for clarification.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 4.1     | TS     | Add reference to Class A, B, C<br>Change reference from non-heritage buildings to 'other buildings'                                    | Changed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 4.1     | TS     | Add reference indicating that policies and guidelines try to address most common issues but cannot address every issue that may arise. | Added to end of Overview<br>"The Thornhill Heritage Plan document cannot be expected to answer or address every possible scenario or situation. The Plan's policies and guidelines try to address the most common issues. The policies and guidelines reflect the basic principles that the Town wants to achieve for a specific grouping of properties, but cannot always address the unique circumstances related to a specific site or property. Issues that arise over time which are not addressed in the Plan can be considered by staff and/or Heritage Markham (which is Council's advisory committee) and ultimately supported or not by Council. Council can also deviate from approved policies on a case by case basis if it deems it appropriate." |
| 4.2     | PUB    | Clarify that Heritage Buildings are Class A                                                                                            | Added reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 4.2.3   | SAC/TS | (c) change should to will                                                                                                              | Changed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Section   | Source  | Requested Change                                                                                                                                                                                                                                                                    | Town Response              |
|-----------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| 4.3       | PUB     | Change 'Non-heritage' to 'Other' and clarify this means Class B and C                                                                                                                                                                                                               |                            |
| 4.3.1     | TS      | Revise 3 <sup>rd</sup> sentence<br>"Examples include buildings from the early 20 <sup>th</sup> century which are identified as Class B. Some Class C buildings are also complementary such as the many Cape Cod cottages, some of them..."                                          | Modified                   |
| 4.3.2     | TS      | Add to Design Approach<br>"When undertaking additions and alterations to Class B buildings, the design approach is to conserve and where appropriate, alter in a complementary manner. Guidelines are provided in Section 9.3.1. Alterations and additions to Class C buildings..." | Added and modified text.   |
| 4.3.2     | TS, SAC | Strengthen wording                                                                                                                                                                                                                                                                  | Changed "should" to "will" |
| 4.3.3     | TS      | Modify text<br>"Generally, the demolition of Class B buildings is not supported as these buildings are supportive of the overall heritage character of the District. Demolition of Class C buildings will be considered on a case by case basis."                                   | Text Modified              |
| 4.4.1 (a) | TS, SAC | Strengthen wording regarding design of new residential buildings                                                                                                                                                                                                                    | Changed "should" to "will" |
| 4.4.1 (e) | Council | Reference old policy on low density residential height<br>"The height of new single detached                                                                                                                                                                                        | Modified                   |

| Section   | Source           | Requested Change                                                                                                                                                                                                                                                                                                                                                                           | Town Response                                                                                                                                                                                                                                                                            |
|-----------|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|           |                  | residential buildings should not be less than 80% and not more than 120% of the average height of residential buildings on immediate adjacent properties. Historically appropriate heights for new residential buildings are considered to be 1 ½ or 2 stories, subject to an actual height in metres compatible with immediately adjacent buildings and complying with zoning provision.” |                                                                                                                                                                                                                                                                                          |
| 4.4.1 (g) | TS               | Correct reference (Section 9.4.2)                                                                                                                                                                                                                                                                                                                                                          | Changed                                                                                                                                                                                                                                                                                  |
| 4.4.1(i)  | SAC              | Reference the need for streetscape elevation showing how new dwelling will fit into to street.                                                                                                                                                                                                                                                                                             | Added<br>“(i) In order to ensure that proposed new development is compatible, all proposals or applications will include a detailed and scaled streetscape elevation illustrating the new building and adjoining structures and features. If necessary, scaled photographs can be used.” |
| 4.5.5     | SAC/TS           | Desire to prohibit rooftop decks/patios and front yard decks as these are not compatible with the heritage character of the area                                                                                                                                                                                                                                                           | Add new section 4.5.5 Decks<br>a) Commercial or residential rooftop decks or patios are not permitted.<br>b) Residential front yard decks are not permitted.                                                                                                                             |
| 4.6.1 (c) | SAC/ PUB Council | Remove reference to 3 storeys with bonus storeys in (c)                                                                                                                                                                                                                                                                                                                                    | Changed<br>“The height of the St. Volodymyr’s Church Steeple (12 metres) is the maximum height considered appropriate for buildings on Yonge Street in the District.”                                                                                                                    |
| 4.6.1 (d) | TS               | Add ‘mixed use or’                                                                                                                                                                                                                                                                                                                                                                         | Changed                                                                                                                                                                                                                                                                                  |
| 4.6.1 (e) | SAC              | Add reference to façade and signage programs                                                                                                                                                                                                                                                                                                                                               | Added<br>Existing buildings will be encouraged to take                                                                                                                                                                                                                                   |

| Section | Source | Requested Change                                                                                                                                                  | Town Response                                                                                                                                                                                                                                                                                                                             |
|---------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.6.5   | PUB    | Add reference to not supporting a continuous connection through integrated parking lots east of Yonge Street                                                      | <p>advantage of facade and signage improvement programs offered by the Town.”</p> <p>Added to (c)</p> <p>“However, the creation of a continuous parking lot lane from Colborne Street to Thornhill Summit Drive is not supported.”</p>                                                                                                    |
| 5.2     | PUB    | Add reference to not connecting Eliza Street to Thornhill Summit Drive in the future                                                                              | <p>Added (f)</p> <p>“The retention of Eliza Street as a cul de sac is supported to prevent traffic infiltration into the residential neighbourhood”.</p>                                                                                                                                                                                  |
| 5.5     | TS     | Delete section of text in (b) and add to 9.5.5                                                                                                                    | Changed                                                                                                                                                                                                                                                                                                                                   |
| 5.9 (b) | PUB/TS | Heritage Art Walk is vague, need to protect trees                                                                                                                 | <p>Changed (b) to “The general concept of a Heritage Art Walk area on <u>Yonge Street</u> right-of-way (south from the southwest corner of John and Yonge Streets) to highlight art and historical aspects of the district is supported in principle. It will be important to retain existing trees and some permeable ground cover.”</p> |
| 6.0     | PUB    | Reference to Colborne Street Library as special area                                                                                                              | No specific policies needed.                                                                                                                                                                                                                                                                                                              |
| 7.3 (d) | SAC    | Reference that the zoning by-law will be amended. “Zoning By-law 122-72, as amended, will be reviewed and further amended as necessary, to address these issues.” | Changed                                                                                                                                                                                                                                                                                                                                   |

| Section     | Source | Requested Change                                                                                                                                                           | Town Response                                                                                                                                                                                                                                                 |
|-------------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7.4         | SAC/TS | Remove the word 'however' in second paragraph.<br>Change (b) to make it clearer and to reflect that different lots sizes and frontages should be retained.                 | Changed by removing 'however' from the second paragraph.<br>Changed b) to "The retention of the variety of different lot sizes and frontages in the district is important and is supported as this is part of the unique character of the heritage district." |
| 7.7         | TS     | Modify for clarity<br>"Council will prevent the demolition of buildings of cultural heritage value or interest in the District"                                            | Modified                                                                                                                                                                                                                                                      |
| 7.8 and 8.8 | PUB    | Indicate where specific forms/copies of policies can be viewed or downloaded from town website                                                                             | Reference will be added when service is available                                                                                                                                                                                                             |
| 8.2         | PUB    | Desire to have permits issued quickly and not have to go through Heritage Markham.                                                                                         | Controversial projects would be those that are not consistent with or compliant with the Heritage District Plan's policies and guidelines or where the Plan does not address the issue.                                                                       |
| 8.3.1       | TS     | Add new bullet<br>"New buildings that are less than 10 sq m and visible from the streetscape."                                                                             | Added new bullet                                                                                                                                                                                                                                              |
| 8.3.1       | TS     | Re-shingling in same material should not require a heritage permit.                                                                                                        | Removed new bullet "re-shingling roof in same material"                                                                                                                                                                                                       |
| 8.3.1       | TS     | Add a bullet to list of projects not requiring a heritage permit as follows:<br>"Roof re-shingling in the same material as per the District Plan policies and guidelines". | Changed                                                                                                                                                                                                                                                       |

| Section | Source | Requested Change                                                                                                                                                     | Town Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8.3.2   | TS     | Clarify introduction based on wording from Building Department.                                                                                                      | Changed introduction<br>“A Building Permit issued for construction, demolition or signage in a heritage conservation district is considered to satisfy the requirements for a permit required under Section 42 of the <i>Ontario Heritage Act</i> . In addition to new construction, building permits are required for projects that usually involve structural changes and require compliance with the Ontario Building Code. Types of projects that require a Building Permit include:” |
| 8.3.2   | TS     | Need Building Permit changes to roof cladding.                                                                                                                       | Changed bullet<br><ul style="list-style-type: none"> <li>Changes to roof cladding (i.e. from asphalt to wood shingles)</li> </ul>                                                                                                                                                                                                                                                                                                                                                         |
| 8.3.2   | TS     | Heritage staff does not approve or refuse permits.                                                                                                                   | Changed Heritage Staff section: <ul style="list-style-type: none"> <li>Reviews application and either: <ul style="list-style-type: none"> <li>Supports permit (with or without comments) or does not support permit; or</li> </ul> </li> </ul>                                                                                                                                                                                                                                            |
| 8.4     | SAC    | Clarify title – change to Appeal Process for Permits                                                                                                                 | Changed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 8.5     | SAC    | Enforcement of the District Plan<br>Add “The Town has used the provisions of the Ontario Heritage Act to prosecute those who contravene the requirements of the Act. | Added new words                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 8.7     | SAC    | Under Amendments to the District Plan, modify 2 <sup>nd</sup> bullet as follows:<br>“....Minor administrative and technical                                          | Revised                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Section | Source | Requested Change                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Town Response                                                                                                                                                                                                                                                                                                                             |
|---------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |        | <p>changes to the Plan may be implemented by a resolution of Council. This includes:</p> <ul style="list-style-type: none"> <li>• Changes to the review process including delegation authority from Council;</li> <li>• Revisions to the District Plan Inventory (in light of new information or historical research, the need for updated photographs, etc.);</li> <li>• The provision and introduction of additional commentary and illustrations in the design guidelines that are determined to be useful in clarifying the objectives and policies of the Plan, and the intent of the design guidelines." <p>Proposed changes to the classification of buildings or properties will follow the process detailed in Appendix C</p> </li></ul> |                                                                                                                                                                                                                                                                                                                                           |
| 9.2.1   | TS     | Overview- change wording from 'In many cases' to "In some instances"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Changed                                                                                                                                                                                                                                                                                                                                   |
| 9.2.4.1 | PUB    | Add reference to eavestrough , pot lights and roof top decks                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Added the following:</p> <p>5. add new sentence "Roof top decks are not supported.</p> <p>9. Eavestroughs should coordinate with or match the building's trim colour. Traditional eavestrough profiles are encouraged. Downspouts should not obscure architectural features.</p> <p>10. Pot lights in the eaves are not supported.</p> |

| Section      | Source  | Requested Change                                                                                                                                                 | Town Response                                                                                                                                                                                                                                                                                                     |
|--------------|---------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.2.4.1      | TS      | Illustration text typo "Potential Solution"                                                                                                                      | Corrected                                                                                                                                                                                                                                                                                                         |
| 9.2.4.6      | PUB/HMC | Reference to lighting fixtures is missing                                                                                                                        | Changed Title to Porches, Verandas and Lighting.<br>Added reference to lighting.<br>5. Lighting fixtures should complement the historic character of the building. Pot lights in the eaves is not supported..<br>6. The introduction of front yard decks is not supported.                                        |
| 9.3<br>9.3.1 | TS/PUB  | New policies for Class B buildings to provide greater flexibility in use of modern materials for siding and windows.                                             | Entire section has been changed to reflect revised classification approach (June 2007).<br>Separate guidelines developed for Class B (objective is to conserve and where appropriate, complementarily alter; additions and alterations should respect and be consistent with the original design of the building) |
| 9.3.1        | PUB     | Clarify guideline on "new windows/doors" being introduced on inconspicuous elevations (confusion – does this mean new windows are not allowed?)                  | Guideline was referring to "additional" windows and doors and has no reference to modern materials.<br>Changed<br>"If additional windows or doors are required, introduce them on rear or other inconspicuous elevations."                                                                                        |
| 9.3.2        | TS/PUB  | Former guidelines for Non-Heritage Buildings are now guidelines for Class C. Two approaches: Contemporary Alteration Approach and Historical Conversion Approach | Minor revisions were required to re-format this section to apply to Class C buildings.<br>Added that verandas and porches are supported; front yard decks are not.                                                                                                                                                |
| 9.4.2.1      | TS      | References to Classifications required changing based on revised classification                                                                                  | Changed as necessary.                                                                                                                                                                                                                                                                                             |

| Section  | Source  | Requested Change                                                         | Town Response                                                                                                                                                                                                                                                                                                                     |
|----------|---------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.4.2.5  | SAC     | approach<br>Add reference to photographs.                                | Add to #3<br>"If necessary, photographs may also be used."                                                                                                                                                                                                                                                                        |
| 9.4.2.19 | TS      | Clarify guidelines on window divisions                                   | Changed #1<br>"Where divided windows are proposed on windows readily visible to the general public, they should consist of true divided lights (externally perceivable muntin bars) or muntin bars that are externally adhered to the outside glass"                                                                              |
| 9.4.2.34 | PUB     | No front yard decks.                                                     | Add<br>#4. Front yard decks are not supported.                                                                                                                                                                                                                                                                                    |
| 9.4.2.38 | TS      | Below grade garages not appropriate                                      | Add to #1<br>"Below grade garages are not supported."                                                                                                                                                                                                                                                                             |
| 9.4.3.3  | Council | Remove reference to mid-rise in #1                                       | Changed                                                                                                                                                                                                                                                                                                                           |
| 9.4.3.4  | TS      | Remove Demonstration Plan illustration as it depicts 5 storey buildings. | Changed. Replaced with 3 storey illustration.                                                                                                                                                                                                                                                                                     |
| 9.4.3.5  | Council | Remove reference to 5 storeys and bonusing                               | Changed<br>"#1. The height of the St. Volodymyr's church steeple (12 metres) is the maximum building height considered appropriate for new buildings on Yonge Street which generally translates into 3 storeys."<br>#2. The minimum building height for this area is 2 storeys on Yonge Street and 1.5 storeys on local streets." |
| 9.4.3.6  | TS      | Change reference to flat buildings.                                      | Also modified the illustration- reduction in number of storeys<br>Changed.                                                                                                                                                                                                                                                        |

| Section  | Source | Requested Change                                                                          | Town Response                                                                                                                                                                                                                            |
|----------|--------|-------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9.5.1    | SAC    | Mention the availability of financial assistance for sign replacement                     | “Flat buildings on a single plane are not generally supported”<br>Added<br>“Financial Assistance<br>16. Town staff should be consulted for information on assistance programs such as the Commercial Signage Replacement Grant Program.” |
| 9.5.2    | SAC    | Mention the availability of financial assistance for façade improvement                   | Added<br>“4. Town staff should be consulted for information on façade assistance programs.”                                                                                                                                              |
| 9.5.5    | TS     | Add in section on public information signage                                              | Added in new section and illustrations.                                                                                                                                                                                                  |
| Appendix | TS     | Add in new Appendix providing the classification of properties by address (1986 and 2007) | Added in Appendix B                                                                                                                                                                                                                      |
| Appendix | PUB/TS | Add in new Appendix providing process for changes to classification                       | Added in Appendix C                                                                                                                                                                                                                      |

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June 1, 2007  
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