



Agenda
August 8, 2018
7:15 PM
Canada Room

**The Eight Heritage Markham Committee Meeting of
The Corporation of The City of Markham in the year 2018.**

Alternate formats are available upon request.

Disclosure of Pecuniary Interest.

Table of Contents

PART ONE - ADMINISTRATION	3
1. APPROVAL OF AGENDA (16.11)	3
2. MINUTES OF THE JULY 11, 2018 HERITAGE MARKHAM COMMITTEE MEETING (16.11).....	3
PART TWO - DEPUTATIONS	4
3. HERITAGE PERMIT APPLICATION 216 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT PROPOSED NEW SIGNAGE – VARLEY ART GALLERY (16.11)	4
PART THREE - CONSENT.....	5
4. HERITAGE PERMIT APPLICATION , 26 COLBORNE STREET, THORNHILL, 8966 WOODBINE AVENUE, BUTTONVILLE, 136 MAIN STREET, UNIONVILLE, 29 JAMES WALKER COURT, MARKHAM VILLAGE, 26 MARKHAM STREET, MARKHAM VILLAGE, 365 MAIN STREET NORTH, MARKHAM VILLAGE, 16 CHURCH STREET, MARKHAM VILLAGE, 24 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES, DELEGATED APPROVALS: HERITAGE PERMITS (16.11)	5
5. BUILDING AND SIGN PERMIT APPLICATION, 104 JOHN STREET, THORNHILL, 16 CHURCH STREET, MARKHAM VILLAGE, 128A MAIN STREET, UNIONVILLE, 171 MAIN STREET NORTH, MARKHAM VILLAGE, 171 MAIN STREET NORTH, MARKHAM VILLAGE, DELEGATED APPROVALS: BUILDING PERMITS (16.11)	6
6. ZONING BY-LAW AMENDMENT APPLICATION, PLAN OF SUBDIVISION, 7265 HIGHWAY 7 EAST, 7323 HIGHWAY 7 EAST, PROPOSED ZONING BY-LAW AMENDMENT DRAFT PLAN OF SUBDIVISION (16.11)	6
7. CORRESPONDENCE (16.11)	7
PART FOUR - REGULAR.....	8
8. SITE PLAN CONTROL APPLICATION, COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION, 303 MAIN STREET NORTH, PROPOSED NEW ACCESSORY BUILDING IN THE REAR YARD(16.11).....	8
9. SITE PLAN CONTROL APPLICATION, 41 CHURCH STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT, PROPOSED ADDITION TO AN EXISTING DWELLING (16.11).....	9
10. REQUEST FOR FEEDBACK, 15 PAVILION STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT, PROPOSED NEW DWELLING (16.11).....	9
11. ZONING BY-LAW CONTROL APPLICATION, 18 WATER STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT, PROPOSED NEW RESIDENTIAL BUILDING (16.11).....	10

PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES.....	11
12. INFORMATION, 103 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT, PARK SIGNAGE – NAPIER SIMPSON WAY PARKETTE (16.11).....	11
PART SIX - NEW BUSINESS	12

Part One - Administration

1. Approval of Agenda (16.11)

No Attachment

- A) Addendum Agenda
- B) New Business from Committee Members

Recommendation:

That the August 8, 2018 Heritage Markham Committee agenda be approved.

**2. Minutes of the July 11, 2018
Heritage Markham Committee Meeting (16.11)**

Page 13

Extracts: R. Hutcheson, Manager of Heritage Planning

[Minutes](#)

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on July 11, 2018 be received and adopted.

Part Two - Deputations

3. Heritage Permit Application

Page 24

216 Main Street, Unionville Heritage Conservation District

Proposed New Signage – Varley Art Gallery (16.11)

File Number: HE 18 241321

Extracts: R. Hutcheson, Manager of Heritage Planning
N. O’Laoghaire, Manager, Varley Art Gallery

Memo

See attached staff memorandum and material.

Ms. O’Laoghaire will be in attendance at 7:30 pm.

Recommendation:

That Heritage Markham receive the deputation of Ms. Niamh O’Laoghaire, Manager of the Varley Art Gallery, and provides the following comments on the proposed new ground sign for the gallery:_____.

Part Three - Consent

4. **Heritage Permit Application ,
26 Colborne Street, Thornhill,
8966 Woodbine Avenue, Buttonville,
136 Main Street, Unionville,
29 James Walker Court, Markham Village,
26 Markham Street, Markham Village,
365 Main Street North, Markham Village,
16 Church Street, Markham Village,
24 David Gohn Circle, Markham Heritage Estates,
Delegated Approvals: Heritage Permits (16.11)**

Page 34

File Numbers: HE 18 241018

HE 18 240286

HE 18 238732

HE 18 238727

HE 18 239052

HE 18 239437

HE 18 239914

HE 18 238064

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That Heritage Markham receive the information on heritage permits approved by
Heritage Section staff under the delegated approval process

5. **Building and Sign Permit Application,
104 John Street, Thornhill,
16 Church Street, Markham Village,
128A Main Street, Unionville,
171 Main Street North, Markham Village,
171 Main Street North, Markham Village,
Delegated Approvals: Building Permits (16.11)**

File Numbers: 18 230772 HP

18 238651 HP

17 162074 HP

18 239883 000 HP

18 239883 001 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

See attached memorandum.

Recommendation:

That Heritage Markham receive the information on building permits approved by Heritage Section staff under the delegated approval process.

6. **Zoning By-law Amendment Application,
Plan of Subdivision,
7265 Highway 7 East,
7323 Highway 7 East,
Proposed Zoning By-law Amendment Draft Plan of Subdivision (16.11)**

File Number: ZA/SU 18 154617

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

[Memo](#)

See attached memorandum.

Recommendation:

That Heritage Markham does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications ZA/SU 18 154617 because they do not appropriately consider the retention of the Abraham Reesor and Frank Albert Reesor House as per the cultural heritage policies of the City's Official Plan.

7. Correspondence (16.11)

Page 43

Extracts: R. Hutcheson, Manager of Heritage Planning

[Correspondence](#)

See attached material.

Recommendation:

That the following correspondence be received as information:

- a) Berczy Settlers Gazette, Summer 2018. Staff has a complete copy.

Part Four - Regular

- 8. Site Plan Control Application,
Committee of Adjustment Variance Application,
303 Main Street North,
Proposed New Accessory Building in the Rear Yard(16.11)**
File Numbers: SC 18 225385

Page 45

A/09/18

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

Memo

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection from a Heritage perspective to the demolition of the existing one storey detached accessory building at 303 Main Street North; and,

That Heritage Markham supports the architectural design of the proposed new accessory building from a Heritage perspective provided that the proposed stone veneer foundation treatment is deleted; and,

That Heritage Markham has no objection to the requested variances to permit a maximum net floor area ratio of 47.83% and a maximum accessory building height of 18 ft. for the proposed accessory building at 303 Main St. N.; and,

That Heritage Markham does not support the requested variance to permit a minimum rear lot setback of 8 inches because it would negatively impact existing trees located along the rear property line and make maintenance of the new accessory building difficult; and,

That Heritage Markham recommends that the proposed accessory building at 303 Main St. N. comply with development standards of the By-law requiring a minimum rear yard setback of 4 ft.; and,

That final review of the site plan control and variance application be delegated to Heritage Section Staff, provided that there are no significant deviations from the plans reviewed by the Committee on August 8, 2018; and further,

That the applicant enter into a Site Plan Control Agreement containing the standard conditions regarding materials, windows, colours etc.

9. Site Plan Control Application, Page 55
41 Church Street, Markham Village Heritage Conservation District,
Proposed Addition to an Existing Dwelling (16.11)

File Number: SC 18 239968

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham has no objection to the architectural design of the proposed addition to 41 Church Street from a heritage perspective, provided that the minimum side yard setback of 4 ft. (1.2m) of the Zoning By-law is maintained; and,

That final review of the Site Plan application and any other development application required to permit the proposed addition to 41 Church Street be delegated to Heritage Section staff provided there are no significant changes to the design reviewed by Heritage Markham; and further,

That the applicant enter into a site plan agreement containing the standard conditions regarding materials, colours, windows etc.

10. Request for Feedback, Page 63
15 Pavilion Street, Unionville Heritage Conservation District,
Proposed New Dwelling (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham provides the following feedback on the demolition of the existing late 1940s dwelling at 15 Pavilion Street and replacement with a new dwelling constructed according to the policies and guidelines of the Unionville Heritage Conservation District Plan, as presented by the owner's architect: _____

**11. Zoning By-law Control Application,
18 Water Street, Markham Village Heritage Conservation District,
Proposed New Residential Building (16.11)**

Page 72

File Number: SC 18 124680

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

[Memo](#)

See attached staff memorandum and material.

Recommendation:

That Heritage Markham receive as information.

Part Five - Studies/Projects Affecting Heritage Resources - Updates

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Doors Open Markham 2018
- b) Heritage Week, February 2019
- c) Morgan Park Revitalization Master Plan, Markham Village
- d) Victoria Square Heritage Conservation District Study
- e) Main Street Unionville Community Vision Plan (2014) - Implementation
- f) Unionville Heritage Conservation District Plan Amendments/ Update
- g) Unionville Heritage Centre Secondary Plan
- h) Unionville Core Area Streetscape Master Plan (2018)
- i) Update to Markham Village Heritage Conservation District Plan (2018)
- j) New Secondary Plan for Markham Village (2017)
- k) Comprehensive Zoning By-law Project (2017) – Review of Development Standards – Heritage Districts

12. Information,

Page 77

103 John Street, Thornhill Heritage Conservation District, Park Signage – Napier Simpson Way Parkette (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Irvine, Manager, Parks & Open Space Development
D. Plant, Manager, Parks Operations

Memo

See attached staff memorandum and material.

Recommendation:

That Heritage Markham receive the staff memorandum on the park name and address sign for Napier Simpson Way at 103 John Street for information purposes; and,

That Heritage Markham supports the inclusion of the heritage conservation district reference on park name signage within the City's heritage conservation districts.

Part Six - New Business

Heritage Markham Committee Meeting
City of Markham
July 11, 2018
Canada Room, Markham Civic Centre

Members

David Nesbitt, Chair
Maria Cerone
Ian Darling
Ken Davis
Graham Dewar
Anthony Farr
Councillor Don Hamilton
David Johnston
Jennifer Peters-Morales
Councillor Karen Rea
Zuzana Zila

Regrets

Councillor Valerie Burke
Evelin Ellison

Regan Hutcheson, Manager, Heritage Planning

Staff

George Duncan, Senior Heritage Planner
Peter Wokral, Heritage Planner
Victoria Hamilton, Committee Secretary (PT)

David Nesbitt, Chair, convened the meeting at 7:24 PM by asking for any disclosures of interest with respect to items on the agenda.

David Nesbitt disclosed an interest with respect to Item # 3 (15 Union Street, Unionville) by nature of being the neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Item # 7, by nature of being the Architect of the project, and did not take part in the discussion of or vote on the question of the approval of this matter.

A member of the Committee requested that Item #9 be moved forward in the Agenda and discussed ahead of the Consent portion.

CARRIED

1. **Approval of Agenda (16.11)**

- A) Addendum Agenda
- 33 Albert Street – Site Plan Control Application
- B) New Business from Committee Members

Recommendation:

That the July 11, 2018 Heritage Markham Committee agenda be approved with the addition of the addendum item.

CARRIED

2. **Minutes of the June 13, 2018**

Heritage Markham Committee Meeting (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Minutes](#)

There was discussion regarding whether the Recommendation for Item #17 (1 Station Street) sufficiently encompassed the condition that the consent was dependent on the home remaining a semi-detached dwelling. Staff advised that the current wording of the Recommendation adequately notes this condition.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on June 13, 2018 be received and adopted as presented.

CARRIED

3. **Heritage Permit Applications,
133 Main Street, Unionville,
15 Union Street, Unionville,
45 Church Street, Markham Village,
107-113 Main Street North, Markham Village,
10 Heritage Corners Lane, Markham Heritage Estates,
Delegated Approvals: Heritage Permits (16.11)**

File Nos: HE 18 235358
HE 18 236513
HE 18 233685
HE 18 235375
HE 18 235038

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

David Nesbitt disclosed an interest with respect to Item # 3 (15 Union Street, Unionville) by nature of being the neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

Recommendation:

That Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process.

CARRIED

4. **Building or Sign Permit Applications,
19 Victoria Avenue, Unionville,
143 Main Street, Unionville,
150 Main Street, Unionville,
4561 Highway 7, Unionville Area,
19 Maple Lane, Markham Village,
30B Rouge Street, Markham Village,
16 George Street, Markham Village,
Delegated Approvals: Building, Demolition and Sign Permits (16.11)**

File Nos: 17 165727 HP
18 234677 HP
18 236235 SP
18 229485 AL
14 244763 HP
16 136466 DP
18 229285 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

There was discussion regarding which side of the street 19 Victoria Avenue was on. Staff advised that it is located on the south side. The Committee inquired how substantial the revision was to the deck design. Staff advised that it is a minor change.

The Committee inquired which building was located at 150 Main Street Unionville. Staff advised that it is the old Veterans' hall.

Recommendation:

That Heritage Markham receive the information on building, demolition and sign permits approved by Heritage Section staff under the delegated approval process.

CARRIED

5. **Tree Removal Application,
159 Main Street North, Markham Village,
Delegated Approvals: Tree (16.11)**

File No: 18 236890 TREE

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Recommendation:

That Heritage Markham receive the information on the tree removal permits approved by Heritage Section staff under the delegated approval process.

CARRIED

**6. Site Plan Control Application,
4496 Highway 7 East, Unionville Heritage Conservation District,
Automobile Dealer Use Addition to Existing Automotive Sound Business
(16.11)**

File No: SC 18 228209

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

[Memo](#)

Recommendation:

That Heritage Markham has no comment on this application at 4496 Highway 7 from a heritage perspective.

CARRIED

**7. Committee of Adjustment Variance Application,
12 Gleason Avenue, Markham Village Heritage Conservation District,
Proposed 2nd Storey Addition (16.11)**

File No: A/75/18

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

[Memo](#)

David Johnston disclosed an interest with respect to Item # 7, by nature of being the Architect of the project, and did not take part in the discussion of or vote on the question of the approval of this matter.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the requested variance to permit a front yard setback of 17'-6" or the proposed second storey addition to 12 Gleason Avenue, provided that there are no substantial changes to the design dated June 2017 and June 2018; and,

That final Heritage Markham review of any future development application for the proposed second storey addition to 12 Gleason Avenue dated June 2017 and June 2018 be delegated to Heritage Section staff; and,

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding windows, materials, colours etc.

CARRIED

**8. Site Plan Control Application,
43 Castlevue Crescent,
Proposed Detached Garage/ Accessory Building (16.11)**

File No: SC 18 109206

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Project Planner

[Memo](#)

Recommendation:

That Heritage Markham has no objection to the proposed garage/accessory building at 43 Castlevue Crescent from a heritage perspective and delegates final review of the Site Plan application to Heritage Section staff provided there are no substantial changes to the design by David Wylie date stamped July 12, 2011 and revised May 28, 2018; and,

That the applicant enter into a Site Plan agreement with the City containing the standard conditions regarding windows, material, colours etc.

CARRIED

**9. Site Plan Control Application,
Committee of Adjustment Variance Application,
16 Church Street, Markham Village Heritage Conservation District,
Proposed Addition to Heritage Building (16.11)**

File Nos: SC 235037

A/78/18

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

[Memo](#)

G. Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He advised that a new foundation will be constructed as the existing one has structural issues. He also advised that many of the variances listed recognize the existing heritage dwelling conditions that do not conform to the by-law, but require approval to allow for the addition to be constructed.

There was discussion regarding the installation of pavers for the drive leading to the garage instead of asphalt to allow for better water drainage. The applicant was in attendance, and agreed to take this into consideration.

The Committee commented that they are pleased with the proposal by the applicant.

Recommendation:

That Heritage Markham supports the proposal for 16 Church Street to raise the building onto a new foundation in the same location on the lot, provided the finished floor height above grade is no greater than 2 feet, and supports the proposed addition and the variances required to implement the project; and,

That the applicant work with Heritage Section staff to determine restoration details for exterior finish, doors, windows, etc. appropriate to the c.1860 period of the existing dwelling; and,

That the applicant enter into a Site Plan Agreement with conditions relating to materials, colours, etc.

CARRIED

**10. Site Plan Control Application,
39 Artisan Trail, Victoria Square Community,
Heritage House Reconstruction and Addition (16.11)**

File No: SC 18 182081

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

[Memo](#)

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that although the house was constructed c. 1840, the structure was renovated in the 1880's and that Staff recommends the detailing of the proposed addition to be in keeping with the 1880's architecture.

There was discussion regarding whether any variances were required for the project. Staff advised they were unaware of any variances required, however the Zoning Section has not yet reviewed the application. The applicant was in attendance and stated that he was also unaware of any variances required.

The applicant advised that he will have his engineer review the remaining walls of the heritage building and incorporate them in the reconstruction of the house, if possible.

The Committee commented that the garage-side of the structure will be in keeping with the look of the other large houses in the subdivision.

There was discussion regarding the odd numbered houses being on the west side of the street, and whether the heritage portion of the dwelling would be visible to the public. Staff advised that the vegetation growing in the valley is wild, and though the heritage structure is currently visible it is possible it will be screened in the future. Staff

commented that there is a paved walking path on the valley side of the property which allows the heritage structure to be appreciated by those walking along the path.

Recommendation:

That Heritage Markham recommends that the detailing of the windows (brick arches and glazing pattern) and front porch (porch posts and roof) of the proposed addition to 39 Artisan Trail be re-designed in consultation with Heritage Section staff to be more in keeping with mid-19th century farmhouse architecture of old Markham Township, to achieve a more compatible addition to the heritage dwelling; and,

That the remaining three walls of the original heritage building be re-used in the reconstruction of the Adam Hagler House; and,

That the applicant enter into a Site Plan Agreement including the standard requirements relating to materials, colours, etc.

CARRIED

**11. Site Plan Control Application,
Zoning By-law Amendment Application,
Notice of Public Meeting,
Official Plan Amendment Application,
9064-9110 Woodbine Avenue, Buttonville Heritage Conservation District,
Proposed Townhouse Development and Addition to an Existing Heritage
Dwelling (16.11)**

File Nos: OP/ZA/SU/CU/SC 17 153653

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

[Memo](#)

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

Recommendation:

That Heritage Markham generally supports the form, massing, and height of the proposed townhouses and their orientation to Woodbine Avenue from a heritage perspective; and,

That Heritage Markham recommends that the use of stone be limited to a foundation treatment no higher than the sills of ground floor windows and that the townhouses be clad in an appropriate brick, wood, or wood-like substitute; and,

That Heritage Markham recommends that the architectural detailing of the proposed townhouses better reflect the 19th century vernacular homes of Buttonville and the townhouse development immediately to the north as recommended by the Buttonville District Plan; and,

That Heritage Markham has no objection to the design of the proposed rear addition to the heritage dwelling; and,

That Heritage Markham supports the removal of the visitor parking spaces from the front yard of the heritage dwelling; and,

That Heritage Markham is satisfied with amenity spaces available to the heritage dwelling; and,

That Heritage Markham recommends retention of the large Silver Maple tree adjacent to the heritage dwelling; and further,

That final review of any development application required to permit the proposed townhouse development and addition to the existing heritage dwelling be delegated to Heritage Section Staff, provided there are no substantial changes to the drawings presented date stamped March 2018.

CARRIED

**12. Site Plan Control Application,
Committee of Adjustment Variance Application,
Consent Application,
14 Ramona Boulevard, Markham Village Heritage Conservation District,
Proposed Severance, New Dwelling and Detached Garage (16.11)**

File Nos: SC 18 168268

B/07/18

A/95/18

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

[Memo](#)

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

There was discussion regarding the requested severance. The Committee supported Staff's recommendation in opposition to the severance of the property.

The Committee inquired if the property could be designated under Part IV of the Ontario Heritage Act rather than Part V in order to prevent further severance of the property or reduction of the front landscaping. Staff indicated that a Part IV designation would

require specific attributes of the property to be listed whereas a Part V designation includes the property in more general terms.

The Committee recognized the historical importance of this property in the community and indicated that the frontage of the property as well as the lot size are significant features of the heritage value and should be designated under Part IV of the Ontario Heritage Act. Staff noted that the variance and consent applications are current and if the Committee decides to recommend council designate this property under Part IV of the Ontario Heritage Act then this matter would be put before Council in the fall. The Committee advised that they feel strongly about not severing this property.

The Committee inquired if a precedent was previously set with another property being granted severance, and inquired if any decision was made regarding the remainder of this property when a portion was previously severed to create 16 Ramona Boulevard. Staff advised that, at that time, staff proposed a one-foot reserve along the frontage line so the City could control further severances, however the applicant convinced the Committee of Adjustment that the reserve was not necessary along the entire property, therefore only the area in front of the heritage building has the reserve.

The Committee proposed an amendment to the recommendation - that Heritage Markham further recommends staff to consider designating this property under Part IV of the Ontario Heritage Act to designate the front landscaping and lot size as significant attributes of the heritage property.

The Committee proposed an additional amendment to the staff recommendation, to change the wording from “does not support” to “strongly opposes”.

Recommendation:

That Heritage Markham **strongly opposes** the proposed further severance of 14 Ramona Boulevard and the accompanying Site Plan Control and Variance Application in support of the proposed new dwelling and accessory building because of their detrimental effects on the Robinson House which include:

- The elimination of varied lots sizes which contribute to the distinct character of the Markham Village Heritage Conservation District;
- Placing a new dwelling in the front yard of the Robinson House, which reduces its context and makes the Robinson House more of an anomaly rather than supporting its significance and original relationship with Markham Main Street;
- The elimination of numerous mature trees which surround the Robinson House that significantly contribute to its historical context and heritage character of the district.

That Heritage Markham suggests Staff consider the opportunity of designating this property under Part IV of the Ontario Heritage Act to identify the front landscaping and lot size as significant attributes of the heritage property.

CARRIED

13. New Business
Site Plan Control Application,
33 Albert Street, Markham Village Heritage Conservation District
Proposed Detached Accessory Building at Rear of Property (16.11)

File Nos: SC 18 154568

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

[Memo](#)

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He advised that the accessory building is located at the rear of the property and would not be visible from the street and have no impact on the public realm.

There was discussion regarding variances required for the project. Staff advised they were unaware of any variances.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to design of the proposed accessory building at 33 Albert Street received on June 21, 2018, and delegates final review of any development application required to permit its construction to Heritage Section Staff.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 8:10 PM.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: August 8, 2018

SUBJECT: DEPUTATION
HERITAGE PERMIT APPLICATION HE 18 241321
Proposed New Signage
Varley Art Gallery
216 Main Street
Unionville Heritage Conservation District

Property/Building Description:

- The Varley Art Gallery is a City of Markham facility designed in the Post-Modern style, constructed in 1997.

Use:

- Public art gallery and event space.

Heritage Status:

- A Group B building within the Unionville Heritage Conservation District.

Application/Proposal:

- The Varley Art Gallery is proposing a new ground sign to be placed within the forecourt of the gallery, addressing the intersection of Main Street and Carlton Road.
- A Heritage Permit has been applied for to implement the project.
- An illustration of the sign and a site plan showing its placement are attached.
- Ms. Niamh O'Laoghaire, Director of the Varley Art Gallery, will be attending the Heritage Markham meeting to present the proposal and respond to any questions from the committee members.

Background:

- The public open space in front of the Varley Gallery has recently undergone updating.

- The gallery has advised that “Installation of the new sign will assist the Varley Art Gallery in its City Council-approved Strategic Imperative of becoming a vibrant cultural hub serving the many diverse communities of Markham.”

Staff Comment:

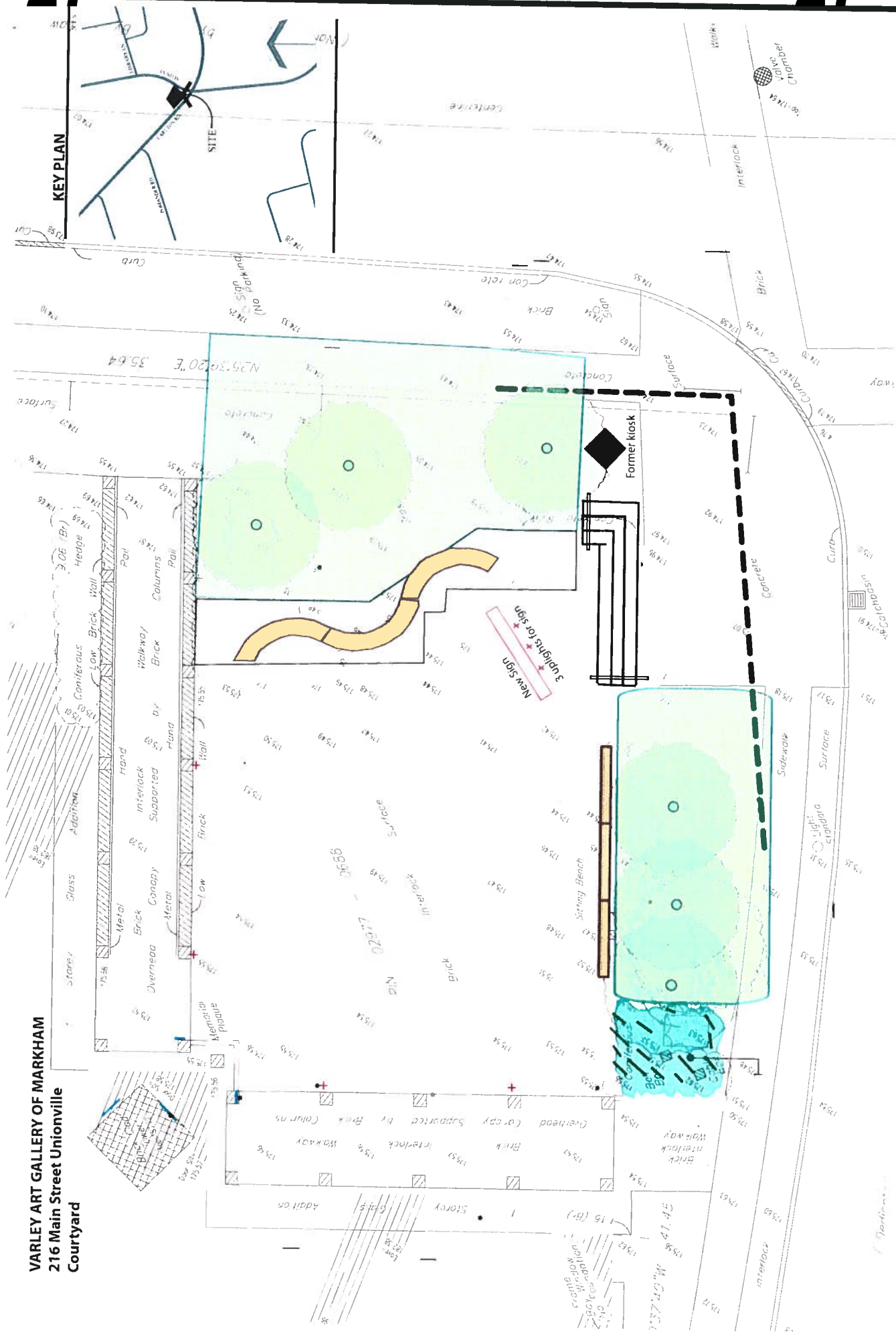
- The proposed new sign, featuring the logo of the Varley Art Gallery, takes the form of a contemporary sculpture.
- This type of signage is not clearly addressed in the policies and guidelines of the Unionville Heritage Conservation District Plan. In 5.0 Streetscape and Open Space Policies, the concept of signage being complementary to the District character and other public information signage is stated. However, these policies mainly deal with district identity signs, street signs and directional signs and not specifically with signage associated with public facilities.
- The District Plan provides policies and design guidelines for commercial signage in Sections 4.5.1 and 9.6. Again, the District Plan does not provide specific guidance for signage for public facilities. The focus is on signage for business establishments, with a general approach favouring commercial signage reflective of traditional Unionville signage, and complementary to both the buildings and the streetscape.
- Excerpts from the signage sections of the Unionville Heritage Conservation District Plan are attached.
- Clearly, this proposal represents a unique situation and in the absence of clear policy direction on this type of sign/artwork, staff suggests the committee consider its appropriateness to its context from a compatibility standpoint.

Suggested Heritage Markham Recommendation:

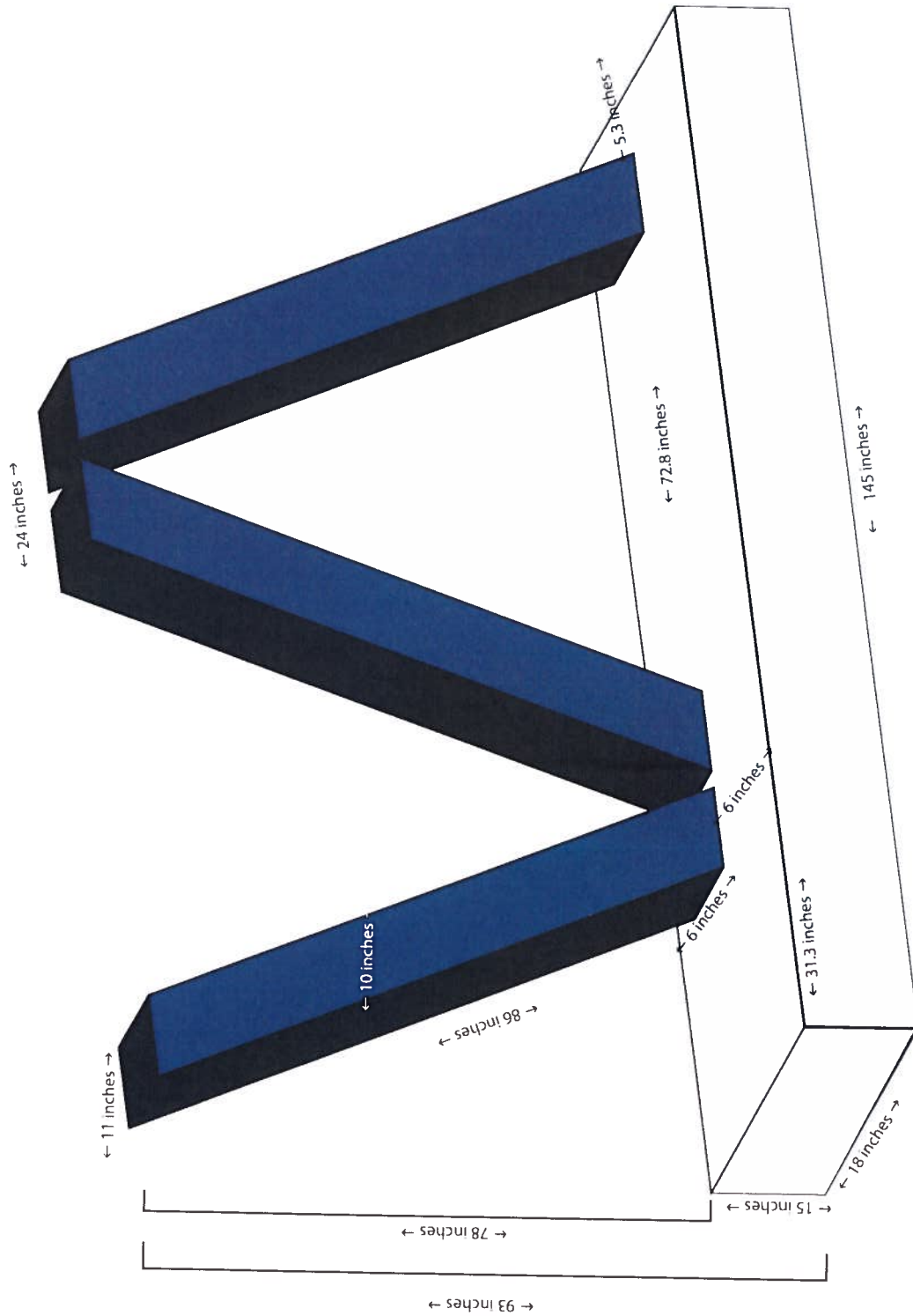
THAT Heritage Markham receive the deputation of Ms. Niamh O’Laoghaire, Director of the Varley Art Gallery, and provides the following comments of the proposed new ground sign for the gallery: _____.



VARLEY ART GALLERY OF MARKHAM
216 Main Street Unionville
Courtyard



VARLEY ART GALLERY OF MARKHAM
Courtyard Sign with dimensions



4.0 Building Policies

4.2.6 Use of a Heritage Building

- a) The uses permitted for a heritage building will be governed by the zoning by-law.
- b) If possible, a heritage building should be used for its originally intended purpose. If this is not feasible, every effort should be made to provide for a compatible use which requires minimal alteration in order to maintain a sense of the original variety of building types in the former village.

4.3 New Buildings

A successful new building in the District is not one that stands out or challenges the character of the street, but rather one that blends in and re-enforces the existing heritage character of the District.

4.3.1 Design Approach

- a) New building construction in the District should be consistent with the guidelines found in Sections 9.1 and 9.2.
- b) New buildings should complement the immediate physical context and streetscape by: being generally the same height, width and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors and roof shapes.

4.4 Alterations and Additions to Non-Heritage Buildings

The mid 1920's is considered to be a dividing point in the District's architecture between the heritage resources found in a nineteenth century village and the modern era. Few new buildings were constructed in the District prior to the end of the Second World War. From the 1950's to the late 1970's, the buildings were typical of the

contemporary architecture of the period, often with little attention given to integrating with the historical village architecture. From the late 1970's to the present, the design of many new buildings reflects a conscious effort to complement the traditional architectural character of the area.

It should be recognized that alterations and additions to non-heritage buildings in the District can have an impact on nearby heritage buildings, the streetscape and the overall heritage environment.

4.4.1 Design Approach

- a) Alterations and additions to non-heritage buildings in the District should be consistent with one of two design approaches: historical complementary or modern complementary as described in Section 9.5

4.5 Commercial Features

In order to help retain and enhance the heritage character of the District, and particularly the traditional commercial core on Main Street, the commercial features impacting the exterior of buildings such as signage, awnings and restaurant patios should complement the individual building and the streetscape.

4.5.1 Commercial Signage

- a) Commercial signage should be regulated by the municipal sign by-law.
- b) Commercial signage in the District will be consistent with the guidelines found in Section 9.6.
- c) Artistic and commercial murals will be regulated by the municipal sign by-law.

5.0 Streetscape and Open Space Policies

- c) Directional signage for existing parking facilities should be improved to help prevent spill over parking into adjacent residential areas.

- d) The continuation of free parking facilities throughout the District is encouraged due to the collaborative nature and interdependence of the various commercial enterprises on Main Street.

- e) The feasibility of removing the boulevard parking from the west side of Main Street in the historic commercial core should be examined in order to provide an enhanced shopping and pedestrian environment and to provide greater visibility for traffic departing the parking areas behind the businesses on the west side of Main Street. Boulevard parking should not be removed until additional parking spaces are available.

- f) Monies collected from any cash-in-lieu of parking provisions for commercial property redevelopment in the commercial core should be directed to the development of the municipal component of the parking lot in the floodplain.

- g) The completion of the design and the implementation of the parking facilities in the floodplain, in co-operation with the Toronto and Region Conservation Authority, should be pursued.

- h) Encouragement should be given to the improvement of privately owned parking facilities located behind properties on the west side of Main Street in the commercial core. These improvements could include the creation of parking areas in the backyard, integrating the parking lots and erecting appropriate signage to identify parking availability.

- i) Where front yard parking currently extends to the street (e.g. Highway # 7), consideration should be given to introducing a landscape buffer treatment next to the sidewalk or next to the street.

5.7 Public Signage

Typical public signage includes directional, regulatory, identity and public information signs. If properly developed, these signs can promote a co-ordinated identity supported of the heritage area.

At the present, there is no attempt to co-ordinate public signage. Street name signs are a combination of a standard municipal street name signs and a heritage inspired sign that identifies the street name between the words "Historic Unionville". There is also no entry or gateway signage that informs the traveller that this is a special area in the community.

Policies

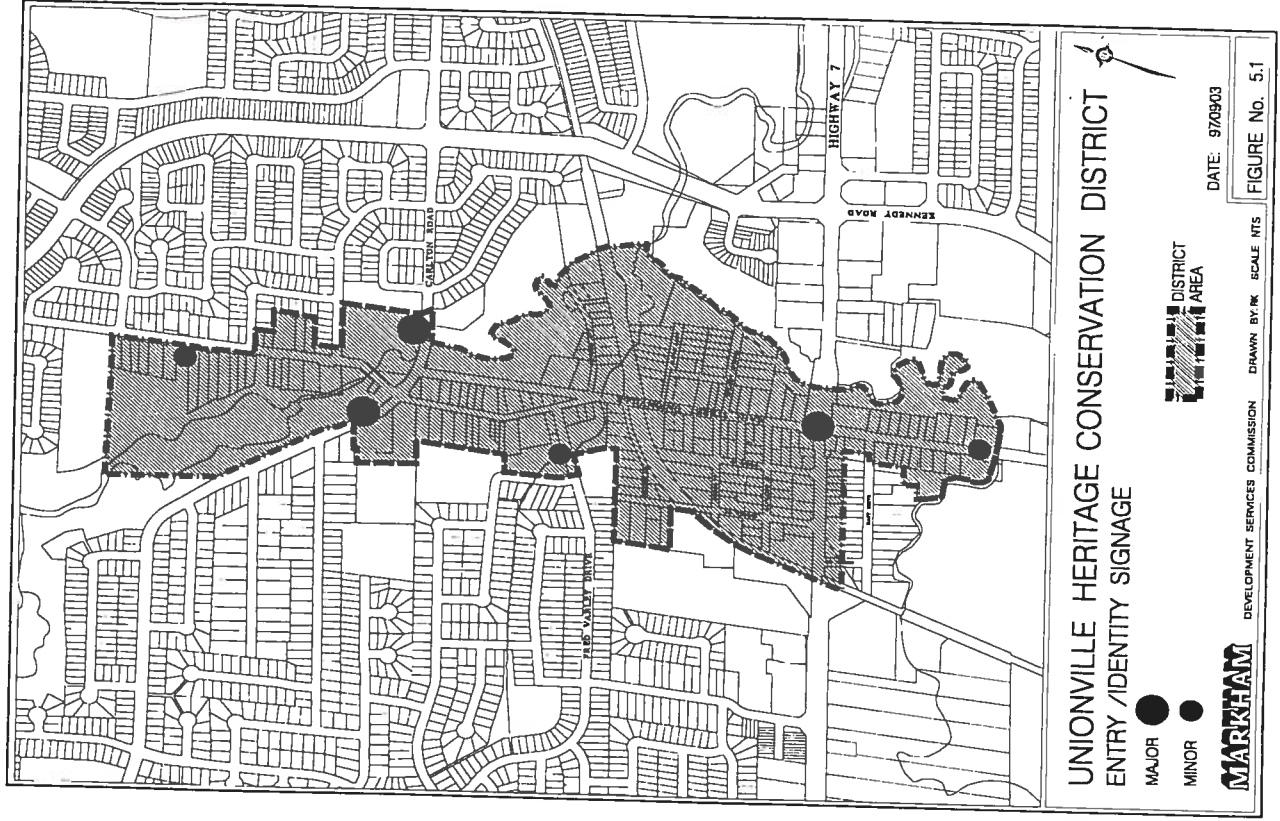
- a) Regulatory signs should be the same type of sign used elsewhere in the municipality.
- b) The feasibility of introducing a District street name sign possibly incorporating a District logo should be examined. Design, colours and materials should be complementary to the District character and should be reflected in other public signage in the District.
- c) The introduction of District entry of identity signs (and possibly feature landscaping) should be undertaken at selective locations. Major signs should be erected on Carlton Road (east and west of Main Street) and at the Main Street and Highway #7 intersection. Minor signs should be erected near the boundary of the District on Main Street north of Carlton Road and south of Highway #7, and on Fred Varley Drive. (see Figure 5.1).

5.0 Streetscape and Open Space Policies

- d) The design, colours and construction material of district entry of identity signs should be complementary to the District character and other public information signage in the District. In addition, the temporary signage needs of the local BIA and Tourism Committee related to special festivals and events should be considered when the signage is designed.
- e) Special consideration should be given to improving the gateways into the District along Highway #7 to be more compatible with the character of the remainder of the District.
- f) The introduction of complementary signs advising of the location of public and possibly private parking areas should be considered.

5.8 Trees and Vegetation

The vegetative cover in the District significantly contributes to the area's human-scale, rural town character. Street trees, shrubs, the floodplain environment and individual private gardens all provide an appropriate and pleasing context for heritage buildings. The predominate plant types include maple, spruce, birch, pine, cedar and lilac, as well as plantings of flowers in containers, hanging baskets and in gardens. In addition to their scenic beauty, trees in the District are equally important for controlling the effects of climate by reducing wind velocity, providing shelter from rain and sun in summer and snow in winter, and creating a somewhat moderated micro-climate.



9.6 Commercial Features

9.6.1 signage design, continued

8. Symbols are often more recognisable than lettering and good design often includes both.

Sign Types

9. The following signs are permitted in the District subject to the provisions of the Town of Markham's Sign By-law: canopy sign, ground sign, projecting sign, soffit sign, wall sign, directory sign and window sign.

10. The following signs are not permitted in the District: animated sign, billboard, internally illuminated sign, neon sign, portable sign, roof sign, sign painted directly onto a wall surface, strings of lights (except Statutory Holiday decorations) and temporary signs such as banners, spinners, pennants and streamers.

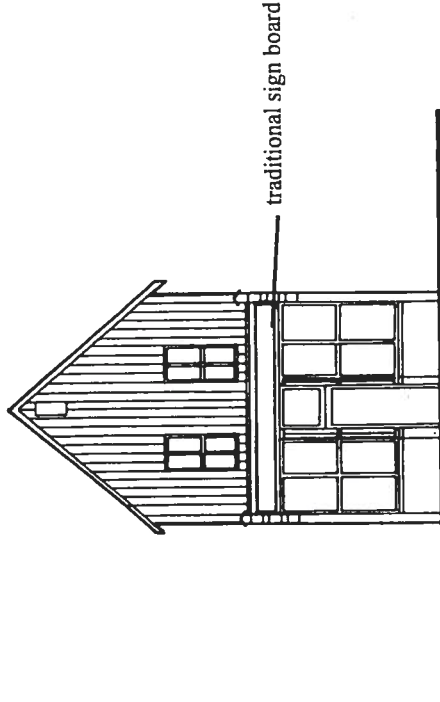
11. Inappropriate decorative signs such as broken pediment heads will be discouraged.

Number of Signs:

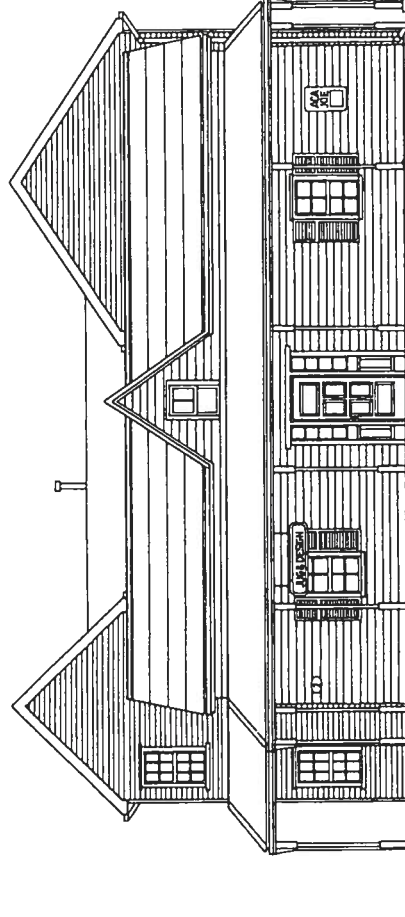
12. The number of signs permitted per premise is detailed in the Sign By-law (Special Sign Districts).

Sign Illumination:

13. Internally illuminated signs are not allowed in the District.
14. Sign illumination should be achieved using external means of illumination.
15. Owners of internally illuminated signs will be encouraged to replace them.



Too many signs located randomly over a facade can destroy visual harmony.
Locate signs in traditional facia above the storefront.



On residential buildings that have been converted to commercial uses, care should be taken that the signage not detract from the original character of the building

9.6 Commercial Features

9.6.1 signage design

Signage is one of the most constantly changing aspects within the District. It is a means by which businesses, government and individuals are able to convey a message.

Signs are not a modern phenomenon, and early photographs of Main Street show signs on many of the stores. Most were painted by the local sign painter and were generally wood signs with plain or three dimensional lettering.

Trends in modern signage tend to be bigger, brighter and more obtrusive to get people's attention. Within a heritage conservation district, the heritage atmosphere itself attracts attention, and as such is a virtual sign.

In order to maintain the unique environment, it is important that commercial signage be more reflective of the traditional Unionville signage, and complement both the building and the streetscape. In this regard, the number of signs should be kept to a minimum and those signs that detract from heritage buildings should be removed or modified. Encouragement should be given for businesses to recreate older, individual and distinctive, traditional signs.

Guidelines

Sign By-law

1. All signage will be subject to the Special Sign District provisions detailed in Section 11 of the Town of Markham Sign By-law.

Sign Placement:

2. Signs should not block architectural features such as windows and ornamentation and should be attached such as to do the least amount of damage to the facade.
3. Buildings and business external identification signs should be limited to the traditional location above the storefront.

Sign Design:

4. Traditional materials such as wood, brass or bronze should be used.
5. Letter styles appropriate to the period of the structure will be encouraged. Historically - appropriate letter styles such as Roman, Calarendon, Egyptian and sans serif styles will be encouraged. Typeface or lettering should project the image of the particular business, reflect the building itself and harmonize with the style of the structure
6. Capital letters are generally more legible than lower case letters. The total message, including letter forms and designs, should generally not occupy more than two-thirds of the total sign area.
7. Fluorescent or very bright colours are not considered appropriate. The heritage palette of colours described in Section 9.4.7 are recommended. Uncomplicated colour schemes are also preferred.



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: August 8, 2018

SUBJECT: Delegated Approvals
Heritage Permits Approved by Heritage Section Staff

The following Heritage Permits were approved by Heritage Section staff under the delegated approval process:

Address	Permit Number	Work to be Undertaken
26 Colborne Street Thornhill	HE 18 241018	Exterior paint touch-ups.
8966 Woodbine Ave. Buttonville	HE 18 240286	New siding, doors and window for storage small barn/shed.
136 Main Street Unionville	HE 18 238732	Extension of picket fence, addition of chain link fence.
29 James Walker Ct. Markham Village	HE 18 238727	Brick wall and stone foundation repairs.
26 Markham Street Markham Village	HE 18 239052	Front porch renovation.
365 Main Street North Markham Village	HE 18 239437	New board privacy fence.
16 Church Street Markham Village	HE 18 239914	Remove exterior cladding to assess structural condition of dwelling in preparation for raising the structure and

		placing upon a new foundation.
24 David Gohn Circle Markham Heritage Estates	HE 18 238064	Replace cedar roof shingles with same material.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process

File Path:

Q:\Development\Heritage\SUBJECT\Heritage Permits Monthly Delegated Approvals\2018\HM Aug 8 2018.doc



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: August 8, 2018

SUBJECT: Delegated Approvals
Building Permits Approved by Heritage Section Staff

The following Building Permits were approved by Heritage Section staff under the delegated approval process:

Address	Permit Number	Work to be Undertaken
104 John Street Thornhill	18 230772 HP	Barn/garage renovation relating to an approved Site Plan Control application.
16 Church Street Markham Village	18 238651 HP	Lift heritage dwelling and build new foundation on same location, relating to an approved Minor Site Plan Control application.
128A Main Street Unionville	17 162074 HP	Rear yard deck for a dwelling, relating to an approved Site Plan Control application.
171 Main Street North Markham Village	18 239883 000 HP	New foundation and addition to a dwelling, relating to an approved Site Plan Control application.
171 Main Street North Markham Village	18 239883 001 HP	Detached rear yard garage with loft, relating to an approved Site Plan Control application.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive the information on building permits approved by Heritage Section staff under the delegated approval process.



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: August 8, 2018

SUBJECT: Zoning Amendment and Draft Plan of Subdivision Applications
7265 & 7323 Highway 7 East
ZA/SU 18 154617

Property/Building Description: 1-1/2 storey single detached heritage dwelling constructed in 1875 (The Abraham Reesor House) and a 2 storey single detached heritage dwelling constructed 1922 (The Frank Albert Reesor House)

Use: Residential

Heritage Status: Both Designated under Part IV of the Ontario Heritage Act

Application/Proposal

- Lindwide Properties (Cornell) Limited has submitted Zoning Amendment and Draft Plan of Subdivision applications for Concession 9, Lots 9 and 10, located on the south side of Highway 7 just west of Donald Cousens Parkway to permit the development of a subdivision containing 1000 residential units, mixed use developments along Highway 7, employment blocks, open space, park blocks and a future school site;

Background

- The subject lands are occupied by two heritage farm dwellings designated under Part IV of the Ontario Heritage Act, currently addressed as 7265 Hwy. 7 E. (The Abraham Reesor House) and 7323 Hwy. 7 E. (The Frank Albert Reesor House);

Staff Comment

- The proposed plan of subdivision appears to ignore these two significant heritage resources, as the Abraham Reesor House is located within a 2.07 ha High Density Block of approximately 450 new units, and the Frank Albert Reesor House is located in the middle of the proposed new Street 'A';
- The Developer may also be contemplating the relocation of these heritage dwellings to lots elsewhere on the property;

- Given that the draft plan of subdivision does not appropriately consider these heritage resources nor try to retain them on their original foundations as per the policies of the City's Official Plan, Heritage Section Staff does not support the applications as proposed.

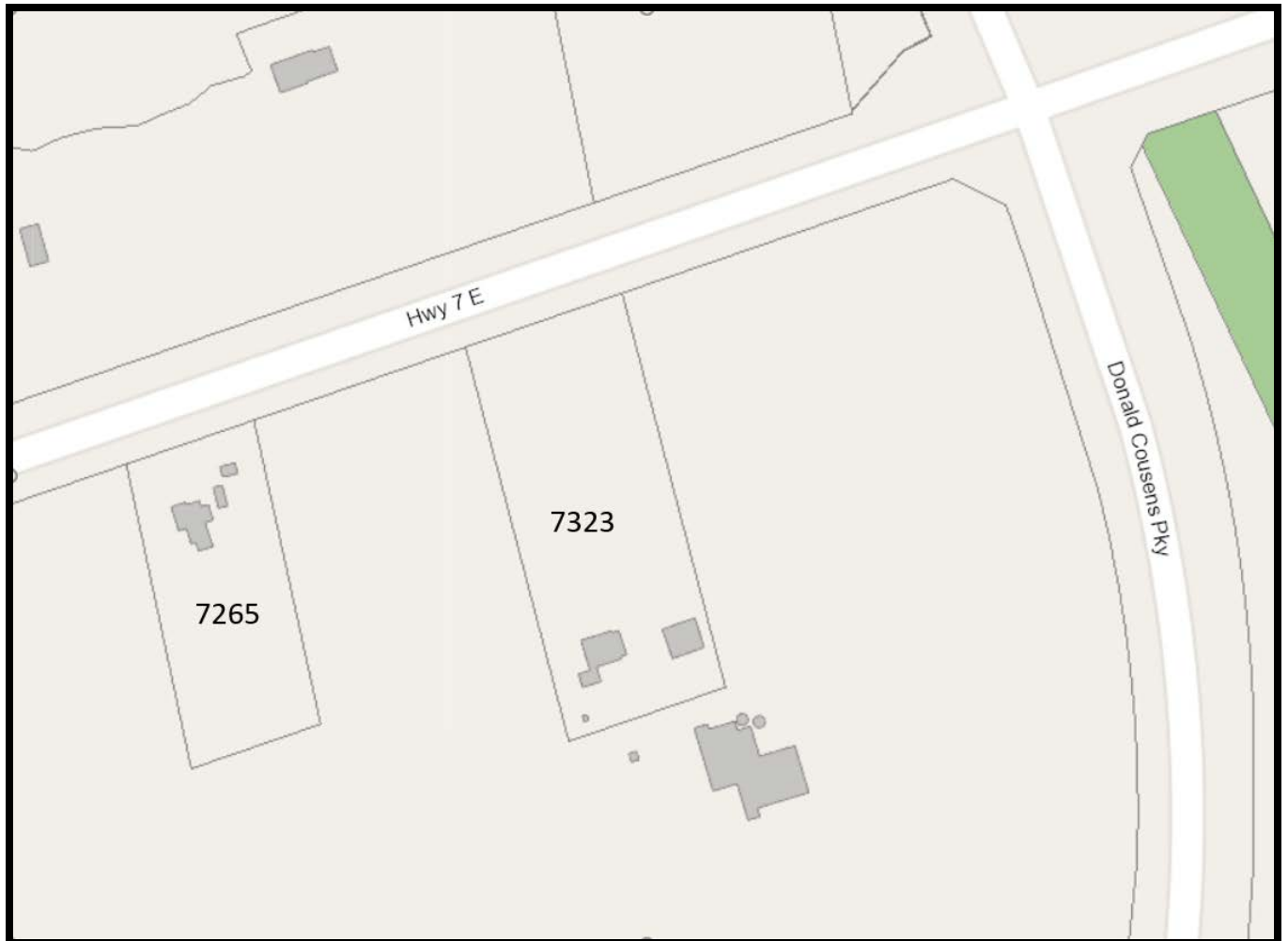
Suggested Recommendation for Heritage Markham

THAT Heritage Markham does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications ZA/SU 18 154617 because they do not appropriately consider the retention of the Abraham Reesor and Frank Albert Reesor House as per the cultural heritage policies of the City's Official Plan.

File: 7265 and 7323 Hwy. 7 E.

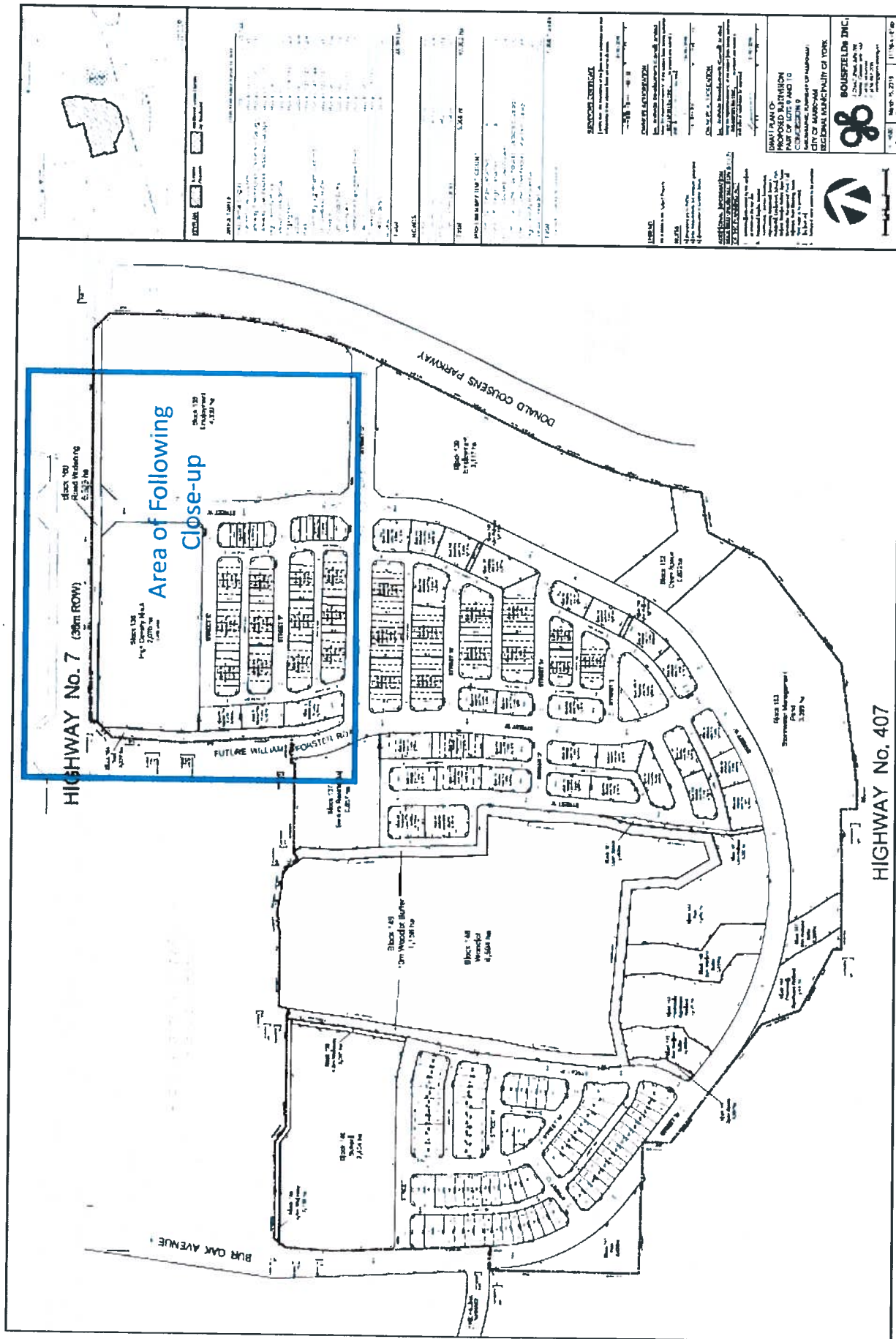
Q:\Development\Heritage\PROPERTY\HWY7\7323\Heritage Markham Memo August 2018.doc

7265 and 7323 Highway 7 East



7265 and 7323 Highway 7 East







Editor: Lorne R. Smith

Volume 26 • Number 1 • Summer, 2018

Thoughts from the President

Our ancestors came to Markham 224 years ago. How should we celebrate the 225th Anniversary next year? How should we honour their contributions to Canada? We would like to hear from you at info@markhamberczysettlers.ca.

Markham Berczy Settlers is on the Internet. Our website: markhamberczysettlers.ca Statistics show that our visitors come equally from the United States and Canada. We get visits from other countries including Russia and a few from Germany.

MBSA is also on Facebook. There is a page: Markham Berczy Settlers <https://www.facebook.com/Markham-Berczy-Settlers-Association-177189112359802>

Also Markham Berczy Settlers (MBSA) <https://www.facebook.com/groups/506081766165521> The page is great for communication from MBSA to those who "Like" the page. Messages directly to the page are only seen by me (the admin.). The group is for interaction among the members of the group. You can post questions, comments and photos. Please keep to the topic of the group. To join, you will be asked one question: What is your interest in the Markham Berczy Settlers group? Membership to the Facebook group needs to be confirmed by me (the admin.). Currently, it is set to be a public group so postings can be seen by those who view them. Please consider joining the group.

Janet Iles, President

In Reconciliation with our Indigenous Neighbours

We acknowledge that we walk upon the traditional territories of Canadian Indigenous Peoples and we recognize that their relationship with the land is at the centre of their history, their spirituality and their culture. They were the original people who took care of this land for thousands of years, each generation managing it for themselves

as well as for the generations to come. We are grateful to all these Indigenous groups for their commitment to protect the land and its resources.

Our Berczy settler ancestors were the first European settlers to take over responsibility for the caretaking of the land in Markham from the Mississaugas of the New Credit Band in 1794. We recognize the responsibility we have assumed for the past six generations and accept our responsibility to preserve it for future generations. May we continue to show respect for this land and live in peace and friendship with all who live, work, play and worship on it.

We are also committed to reconciliation, partnership and enhanced understanding for all of the Indigenous peoples that continue to be part of the Canadian mosaic.

Stiver Mill Phase Two Reconstruction Official Opening

On Saturday, May 26, 2018 Markham's Mayor Frank Scarpitti officially opened and unveiled a plaque to honour the completion of the Stiver Mill Landscape Rehabilitation project. This was phase two of the Stiver Mill restoration.

It was a beautiful sunny afternoon for William Moll Berczy (aka Lorne Smith) to be the Master of Ceremonies introducing the program for the afternoon. Of course the MC was introduced by none other than Markham's own Town Crier, John Webster. The program began with a blessing





The Berczy Settlers Gazette is published by the
Markham Berczy Settlers Association,
10292 McCowan Road, Markham, Ontario,
Canada L3P 3J3.

Tel: (905) 640-3906

E-mail: lorne.smith@sympatico.ca

www.markhamberczysettlers.ca

Webmaster: Janet Iles

Editor: Lorne R. Smith.

President: Janet Iles

Secretary/Treasurer: Lorne Smith

Directors: Elinore Copeland, Victoria Munro,

Jeff Shank, Robert Stiver,

William Van der Zande. Honorary Director Bob Shank

Articles for the Berczy Settlers Gazette are welcome.

Query Column: we will publish specific names you are
trying to trace along with your name and address.

Produced by Stewart Publishing & Printing, Markham.
stewartbooks@outlook.com

of the land by J'Net AYAY Qwa Yak Sheelth Cavanagh, an Indigenous representative from the west coast. This was followed by an outstanding rendition of O'Canada by Quisha Wint.

The event was particularly favoured with the presence of the Knabenkappelle Nordlingen, to perform three selections during the event. This outstanding band of 67 boys from Nordlingen, Germany in medieval costume was so very appropriate for this Stiver event.



John Chalmers, Hon. Jane Philpott, Minister of Health, Mayor Frank Scarpitti, and Stu Kellock.

Of course William Berczy had to have his say: "I am happy to share some information about this Stiver Mill. Johan Nicholas Stoeber and his wife Anna came with me in 1794. He came with 5 children and John, the youngest was born in 1795 just after they arrived. John is said to be the first white child born in Markham. Francis and Charles, the Stiver Brothers who opened and operated this mill were the third generation of Stoebers/Stivers in Markham. Charles's sons Ewart and Howard Stiver carried on the family business until the mid 1960's. Like many of these first settlers they were very entrepreneurial and helped to create the economy that has driven Markham to be known as the high tech capital of Canada. This mill was the centre of the rural agricultural community during the last century. Farmers sold their grains here and purchased their livestock feed and seeds for their gardens and fields. We stand on the site of the coal sheds where the community bought the coal they needed to heat their homes. It is wonderful that the City of Markham has seen fit to seek funding to restore this icon of the historic agricultural community and establish it as a cultural centre that can continue to be used and enjoyed by the Unionville Community".

The event ended with the unveiling of a plaque recognizing the financial contribution of the Canada 150 Infrastructure Grant program.

The site, in addition to providing a park like setting and additional parking, is also the site of the Stiver Mill Farmers Market each Sunday, 10:00 to 4:00, until Thanksgiving.

Canada 150 Infrastructure Grants

Markham was fortunate to receive several grants under the Canada 150 Infrastructure Grant Program. During the months of May and June they were officially opened by Mayor Scarpitti and Federal Government officials.

May 26 saw the opening of the Stiver Mill Restoration project as described elsewhere in this newsletter. June 9 was the official dedication of the Veteran's Square and the new Cenotaph at the corner of Highway 7 and Main Street, Markham. The new obelisk will become a major icon at the site of the original Village of Markham. There are now three cenotaphs at this corner: The Fortress,



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: August 8, 2018

SUBJECT: Site Plan Control and Minor Variance Application
303 Main Street North, Markham Village Heritage Conservation District
SC 18 225385 & A/109/18

Property/Building Description: 1-1/2 storey single detached dwelling constructed in 1912

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type 'A' building or buildings that define the heritage character of the district.

Application/Proposal

- The owner has submitted a site plan application and variance application to the City seeking permission to construct a 77.48m² (834.0 ft²) 1-1/2 storey garage/accessory building at the rear of the lot;
- The proposed building requires variances to permit:
 - A minimum rear yard setback of 0.2m (8 inches) , whereas the By-law requires a minimum rear yard setback of 4 ft. for an accessory building;
 - A maximum net floor area ratio of 47.83% whereas the By-law permits a maximum net floor area ratio of 45%;
 - A maximum accessory building height of 5.51 m (18 ft.) , whereas the By-law permit a maximum accessory building height of 12 ft.;

Background

- The subject property is occupied by an existing one storey, 477.9 ft² accessory building that encroaches on to the property to the east which fronts Wales Avenue (See attached map);
- In May of 2018, Heritage Markham reviewed a proposal by the same owner and designer to construct a second storey addition to the existing accessory building which appeared almost identical to the current proposal;

- The Committee supported the proposed addition and associated variances required to permit the expansion of a legal non-conforming building, as the existing building does not comply with the development standards of the By-law, specifically the required rear yard setback;
- Subsequently the City's Legal Department has determined that the City cannot support the expansion of a building which encroaches on a neighbouring property;
- Therefore, the applicant has now decided to demolish the existing accessory building and to build an entirely new accessory building located entirely within the subject property, but as close as possible to the rear lot line, in order to maximize the amount of amenity space available to the occupants of the house;
- The design of the new building features a stone veneer foundation treatment that was not present in the earlier proposal to construct a second storey on top of the existing accessory building;

Staff Comment

- Staff has no objection to the massing, form and height of the proposed new accessory building from a heritage perspective, but does not support the proposed stone veneer foundation treatment as this is not a typical architectural treatment found on historic carriage house and urban barns of Markham Village;
- Staff therefore supports the requested variances to permit a maximum net floor area ratio of 47.83% and maximum accessory building height of 18 ft. as they are minor in nature, and have no anticipated negative impacts to neighbouring property owners, but Staff does not support the requested variance to permit a rear yard setback of 8" as this would negatively impact existing trees along the rear property boundary, and make maintenance of the new building difficult without accessing the neighbouring property;

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection from a heritage perspective to the demolition of the existing one storey detached accessory building at 303 Main Street North;

THAT Heritage Markham supports the architectural design of the proposed new accessory building from a heritage perspective provided that the proposed stone veneer foundation treatment is deleted;

THAT Heritage Markham has no objection to the requested variances to permit a maximum net floor area ratio of 47.83% and a maximum accessory building height of 18 ft. for the proposed accessory building at 303 Main St. N.;

THAT Heritage Markham does not support the requested variance to permit a minimum rear lot setback of 8 inches because it would negatively impact existing trees located along the rear property line and make maintenance of the new accessory building difficult;

THAT Heritage Markham recommends that the proposed accessory building at 303 Main St. N. comply with development standards of the By-law requiring a minimum rear yard setback of 4 ft.;

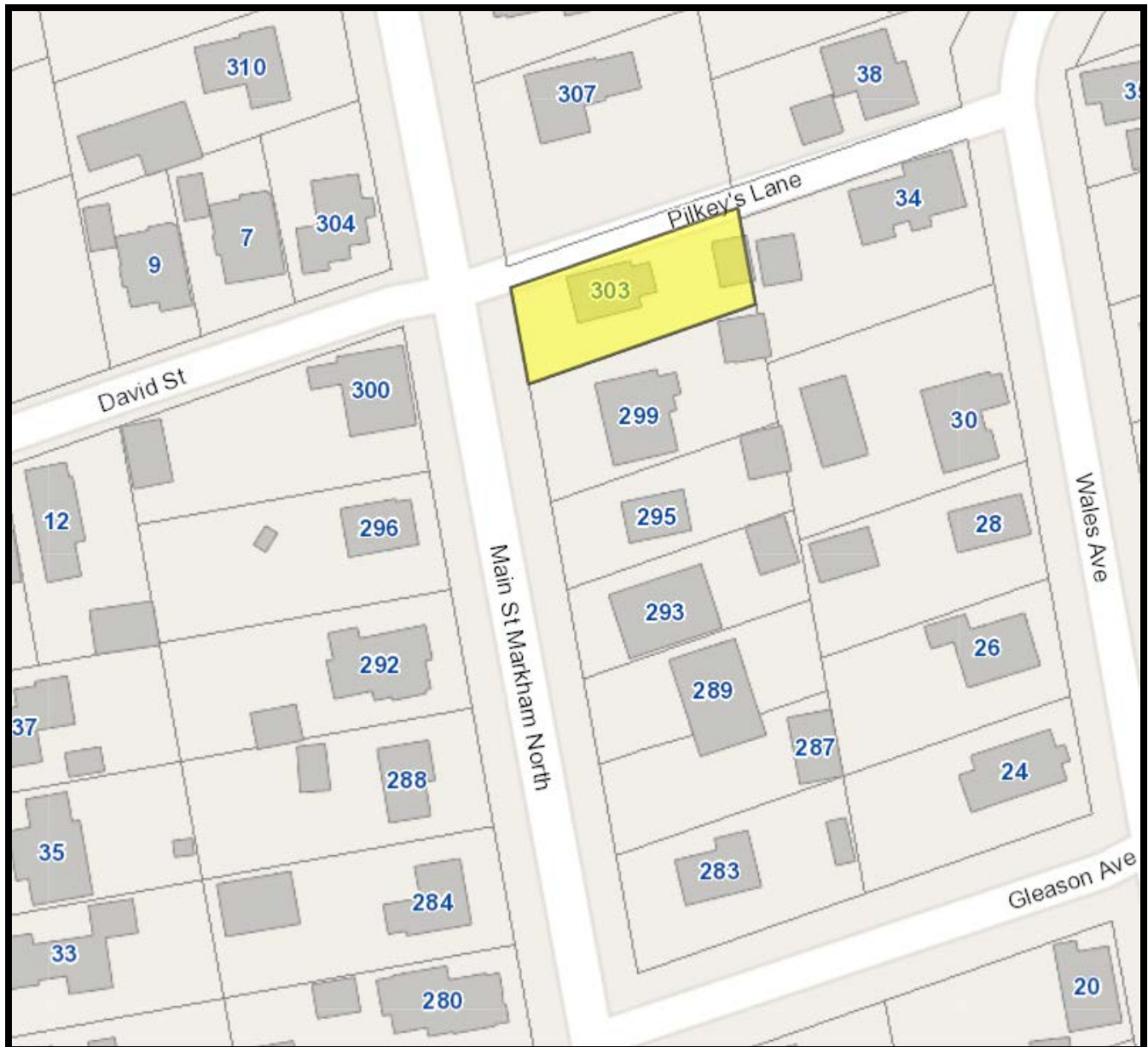
THAT final review of the site plan control and variance application be delegated to Heritage Section Staff, provided that there are no significant deviations from the plans reviewed by the Committee on August 8, 2018;

THAT the applicant enter into a Site Plan Control Agreement containing the standard conditions regarding materials, windows, colours etc.

File: 303 Main Street North, Markham Village

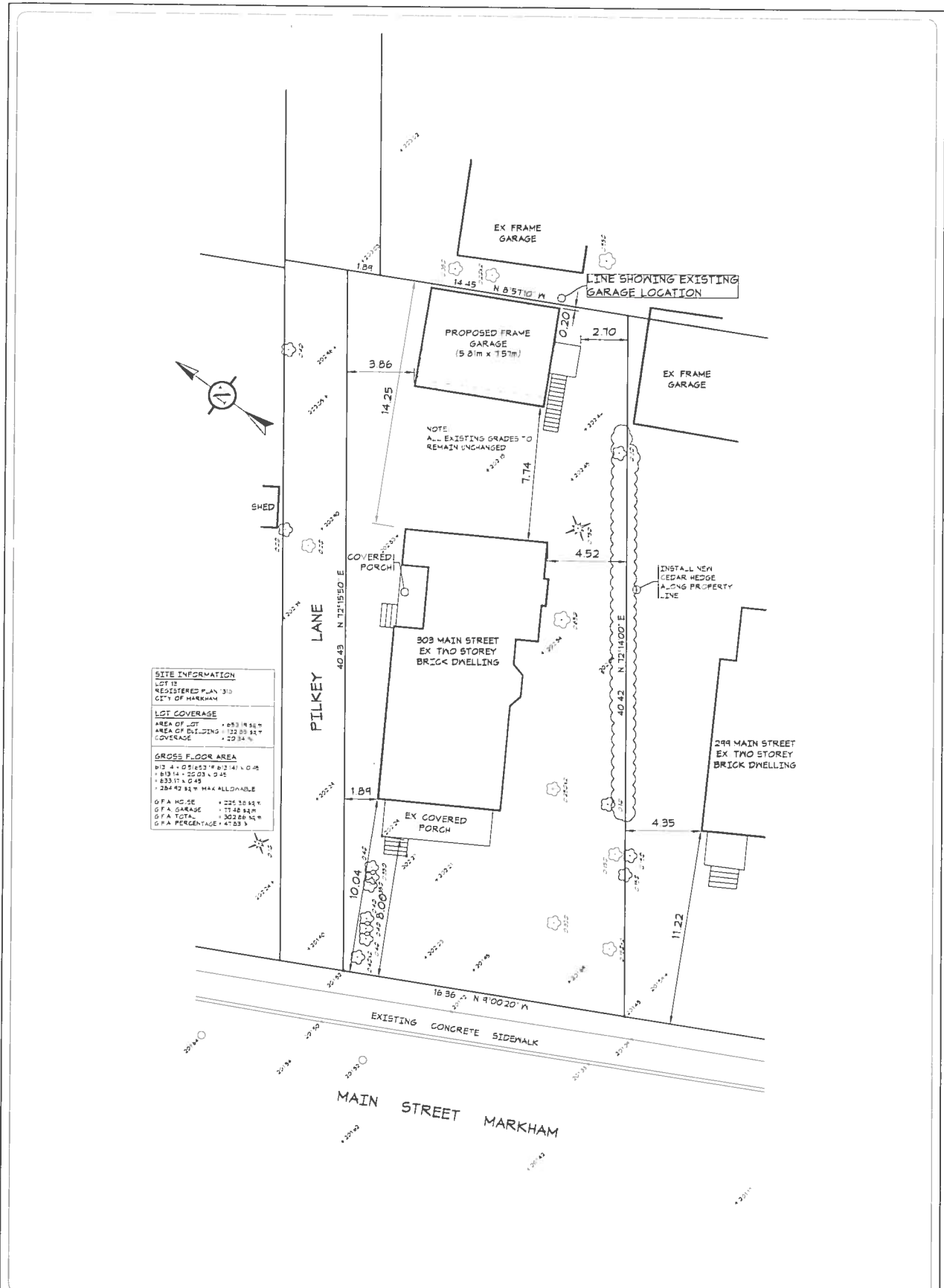
Q:\Development\Heritage\PROPERTY\MAINSTN\303\Heritage Markham Memo August 2018.doc

303 Main Street North
Markham Village Heritage Conservation District



303 Main Street North
Markham Village Heritage Conservation District





<p>GENERAL NOTES</p> <ul style="list-style-type: none"> ALL CONSTRUCTION IS TO CONFORM TO SECTION 7 OF THE ONTARIO BUILDING CODE (LATEST EDITION) CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS DO NOT SCALE DRAWINGS OWNER / CONTRACTOR / DESIGNER IS RESPONSIBLE TO RECLAIM AND DESTROY ALL PREVIOUS AND UNREVISED COPIES OF THIS DRAWING THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND FOR ITS CLIENTS ONLY BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION 	<p>PROJECT TITLE</p> <p>SITE PLAN 303 MAIN STREET NORTH CITY OF MARKHAM</p>	<p>THE GREGORY DESIGN GROUP</p> <p>50 MCINTOSH DRIVE, UNIT 147 MARKHAM, ONTARIO L3R 9T3 OFF. TEL (905) 479-4767 FAX (905) 479-8496 shane@gregorydesigngroup.net</p>	<table> <tr> <td>SCALE</td><td>1:200</td><td>DATE</td><td>07/26/18</td></tr> <tr> <td>PROJECT NUMBER</td><td>2081-18</td><td>SHEET NUMBER</td><td></td></tr> <tr> <td>DRAWN BY</td><td>S. Gregory</td><td></td><td></td></tr> <tr> <td>CHECKED BY</td><td>R.G.</td><td></td><td></td></tr> </table> <p>SP-1</p>	SCALE	1:200	DATE	07/26/18	PROJECT NUMBER	2081-18	SHEET NUMBER		DRAWN BY	S. Gregory			CHECKED BY	R.G.		
SCALE	1:200	DATE	07/26/18																
PROJECT NUMBER	2081-18	SHEET NUMBER																	
DRAWN BY	S. Gregory																		
CHECKED BY	R.G.																		

GENERAL NOTES:

A- CONSTRUCTION IS TO CONFORM TO SECTION 4 OF THE ONTARIO BUILDING CODE (LATEST EDITION).

CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS.

DO NOT SCALE DRAWINGS.

OWNER, CONTRACTOR, DESIGNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND DESIGNING ALL PREVIOUS AND UNREVISED COPIES OF THIS DRAWING.

THESE DRAWINGS ARE THE PROPERTY OF THE GREGORY DESIGN GROUP AND OR ITS CLIENTS ONLY.

BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA

DATE

REVISIONS

1. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

2. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

3. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

4. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

5. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

6. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

7. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

8. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

9. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

10. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

11. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

12. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

13. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

14. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

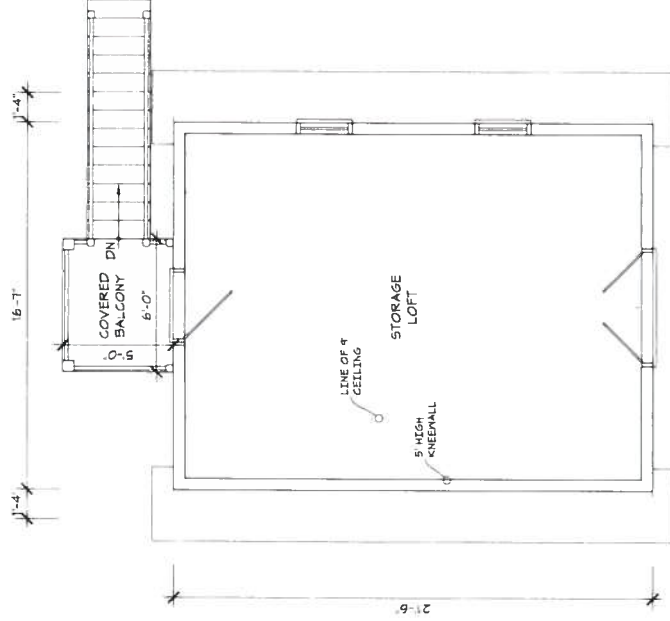
15. 11-7-10 ENGINEERED FLOOR JOISTS

6" 15" O/C (MAX)

A-1

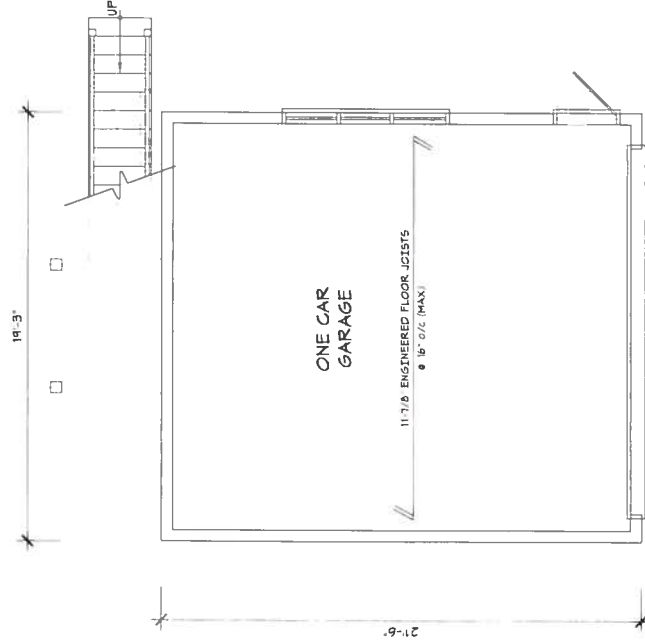
LOFT PLAN

PROPOSED LAYOUT
BUILDING AREA = 356 sq.ft.

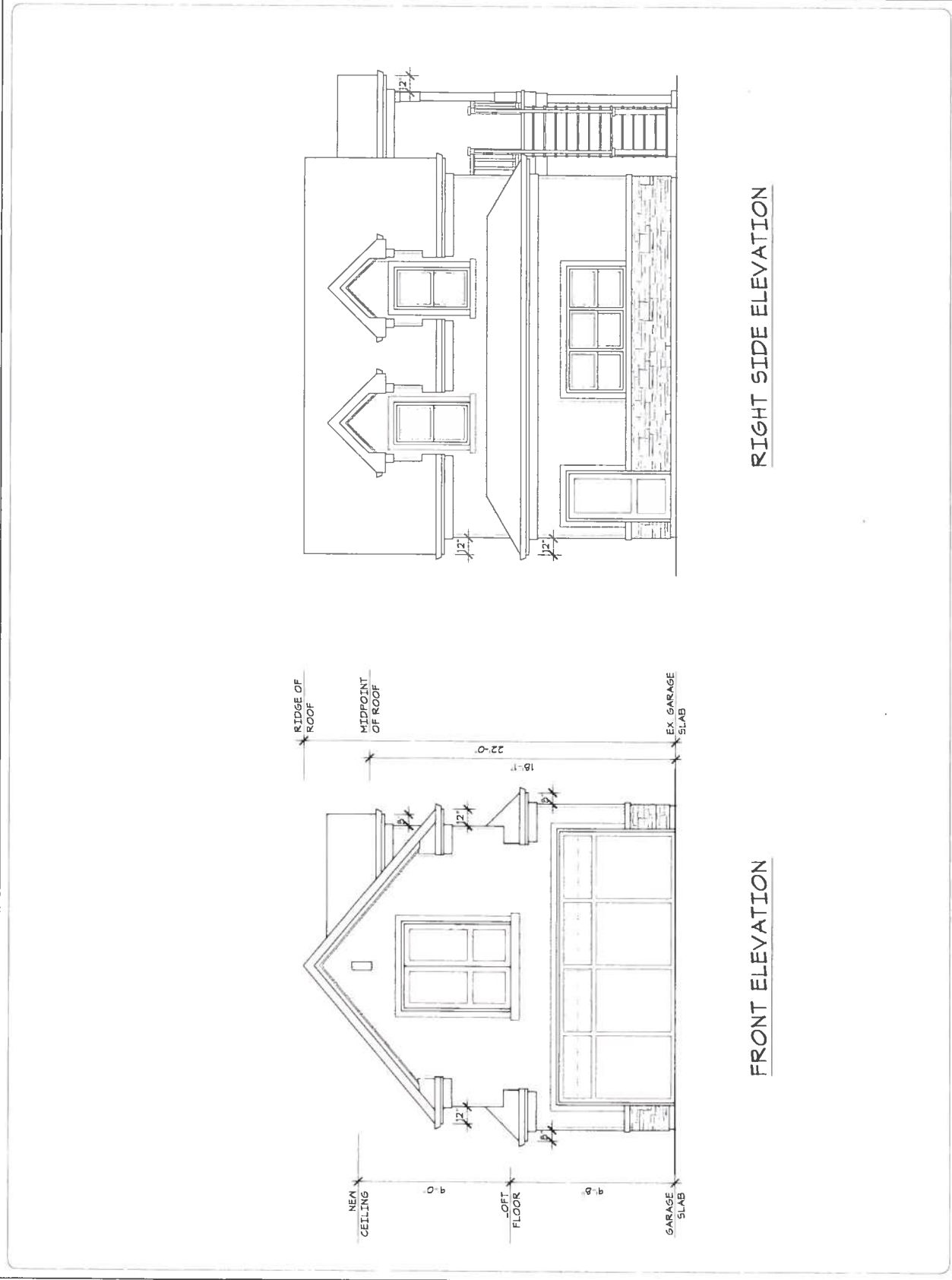


GARAGE PLAN

PROPOSED LAYOUT
BUILDING AREA = 478 sq.ft.



GENERAL NOTES: ALL CONSTRUCTION IS TO CONFORM TO SECTION 9 OF THE ONTARIO BUILDING CODE (LATEST EDITION). CONTRACTOR SHALL CHECK AND VERIFY ALL NOTES AND DIMENSIONS. DO NOT SCALE DRAWINGS. OWNER, CONTRACTOR, DESIGNER IS RESPONSIBLE FOR OBTAINING AND DESTROY ALL PREVIEWS AND UN-REVISED COPIES OF THIS DRAWING. THESE DRAWINGS ARE THE PROPERTY OF "THE GREGORY DESIGN GROUP" AND OR ITS CLIENTS ONLY. BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.		REVISIONS AND DATA		DATE	



FRONT ELEVATION

RIGHT SIDE ELEVATION

GENERAL NOTES

A-1. CONSTRUCTION IS TO CONFORM TO SECTION 4 OF THE ONTARIO BUILDING CODE LATEST EDITION.

A-2. NOTES AND DIMENSIONS CONTRADICTORY SHALL CHECK AND VERIFY.

DO NOT SCALE DRAWINGS

OWNER/CONTRACTOR/DESIGNER IS RESPONSIBLE TO RE-CALCULATE AND RE-DESIGN ANY CHANGES AND PROVIDE UN-REVISED COPIES OF THIS DRAWING.

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER GROUP AND OR ITS CLIENTS ONLY.

BUILDING PERMITS SHOULD BE OBTAINED PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS AND DATA

REVISIONS AND DATA	DATE
1. AS NOTED FOR THE PROPOSED GARAGE	07/10/18
2. AS NOTED FOR THE PROPOSED GARAGE	07/10/18
3. AS NOTED FOR THE PROPOSED GARAGE	07/10/18
4. AS NOTED FOR THE PROPOSED GARAGE	07/10/18
5. AS NOTED FOR THE PROPOSED GARAGE	07/10/18
6. AS NOTED FOR THE PROPOSED GARAGE	07/10/18
7. AS NOTED FOR THE PROPOSED GARAGE	07/10/18
8. AS NOTED FOR THE PROPOSED GARAGE	07/10/18
9. AS NOTED FOR THE PROPOSED GARAGE	07/10/18
10. AS NOTED FOR THE PROPOSED GARAGE	07/10/18

PROJECT TITLE

PROPOSED GARAGE
303 MAIN ST. N.
CITY OF MARKHAM

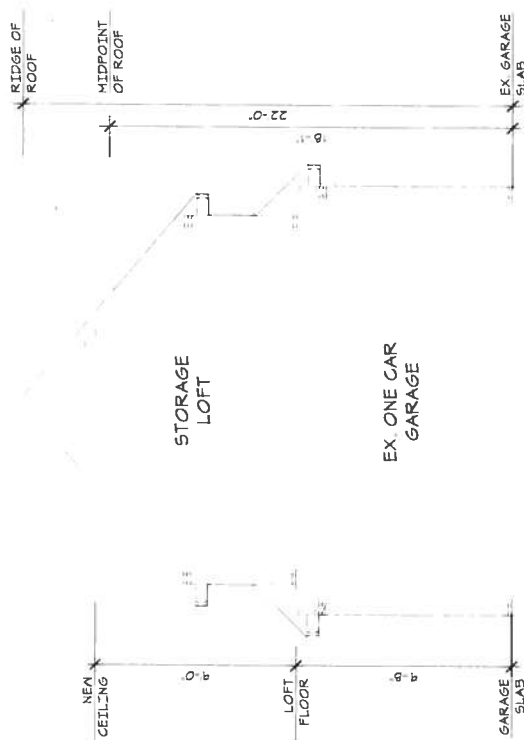
THE GREGORY
DESIGN GROUP

30 HIGHTSHAW DR. VE. UNIT 100
MARKHAM, ONTARIO L3R 9R2
OFFICE: 905-471-0411
FAX: (905) 471-0411
http://www.gregorydesigngroup.com

SCALE: 3/16"=1'-0"
DATE: 07/10/18

SHEET NUMBER: 2081-18
DRAWN BY: S. Gregory
CHECKED BY: R. G.

A-4



BUILDING SECTION



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Heritage Planner

DATE: August 8, 2018

SUBJECT: Site Plan Control & Variance Applications
41 Church Street, Markham Village Heritage Conservation District
SC 18 239968 & A/110/18

Property/Building Description: 2storey single detached dwelling constructed in 1972

Use: Residential

Heritage Status: Designated under Part V of the Ontario Heritage Act and identified as a Type C building or buildings that do not reflect the heritage character of the district.

Application/Proposal

- The owner has submitted site plan control and variance applications seeking permission to construct an addition to the east side of the house having a building footprint of 169.0m² (555 ft²), that would include a 16 ft. wide new single car garage and unheated second storey storage/attic space;
- The proposed addition will require variances to the By-law to permit a side yard setback of 2 ft. for the ground floor whereas the By-law requires a minimum setback of 4 ft. and side yard setback of 4 ft. for the second storey, whereas the By-law requires a minimum setback of 6 ft. for a two storey portion of the building;
- Although the applicant has not submitted a Zoning Preliminary Review (ZPR) to the City's Building Department, no other variances appear to be required to permit the construction of the proposed addition;

Background

- In 2015, the same owners of the house submitted a site plan application to the City seeking approval for alterations to the exterior of the house designed to make the existing house more compatible with the heritage character of the district, including a new front veranda, windows and horizontal cladding;

Staff Comment

- Staff has no objection to the architectural design of the proposed addition from a heritage perspective as it has been designed to be complementary to the architectural design of the existing house and the heritage character of the district;
- However, based on research that indicates that the minimum required width of a single car garage is 12 ft. (3.7m) there appears to be no reason why the applicant cannot meet the minimum required setback of 4ft. for the ground floor, as this would permit a 14 ft. (4.3m) wide garage;
- Maintaining the minimum required side yard setback of the By-law will also facilitate future maintenance of the building, drainage of the property and maintain more space between existing buildings, which is a character defining element of historic neighbourhoods such as Markham Village;
- Therefore, Heritage Section staff does not support a variance to the minimum required side yard setback to permit the proposed addition.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the architectural design of the proposed addition to 41 Church Street from a heritage perspective, provided that the minimum side yard setback of 4 ft. (1.2m) of the Zoning By-law is maintained;

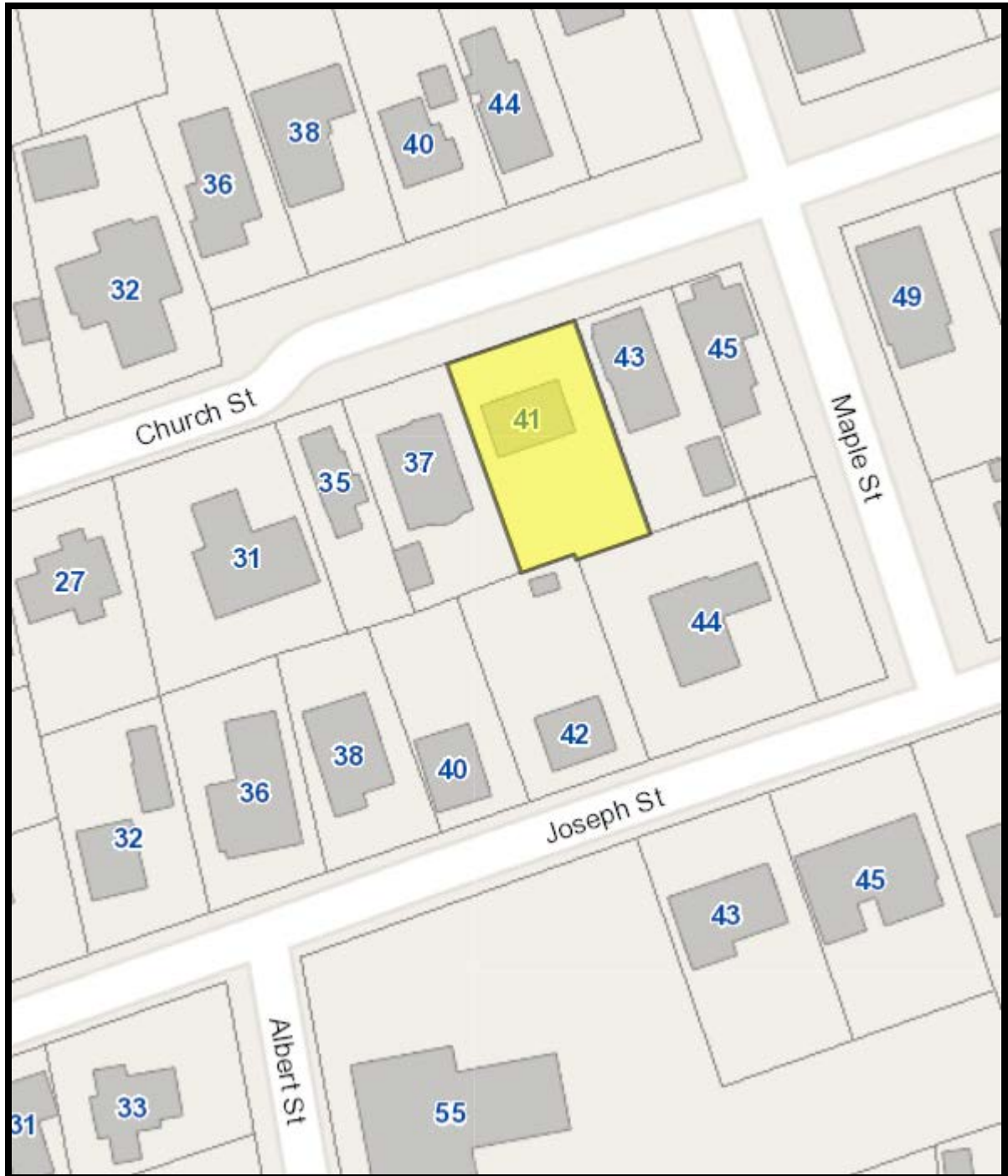
THAT final review of the Site Plan application and any other development application required to permit the proposed addition to 41 Church Street be delegated to Heritage Section staff provided there are no significant changes to the design reviewed by Heritage Markham;

THAT the applicant enter into a site plan agreement containing the standard conditions regarding materials, colours, windows etc.

File: 41 Church Street

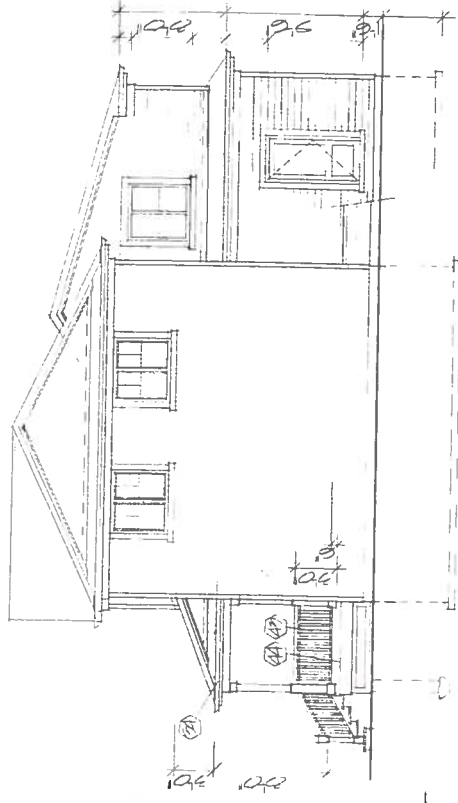
Q:\Development\Heritage\PROPERTY\CHURCHST\41\Heritage Markham Memo August 2018.doc

41 Church Street
Markham Village Heritage Conservation District

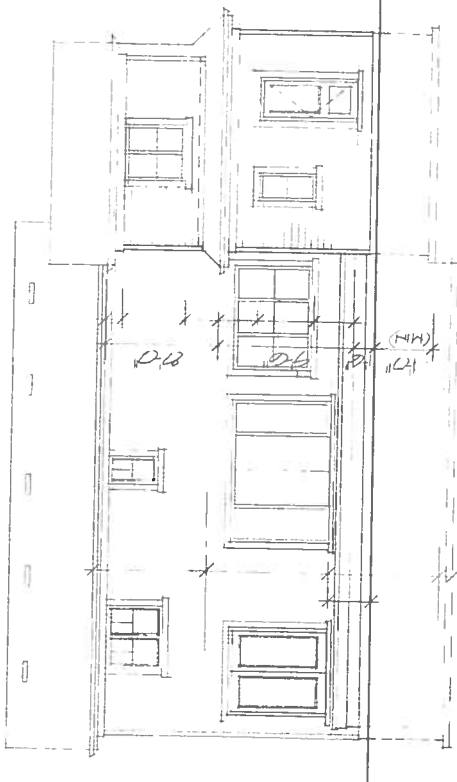


41 Church Street
Markham Village Heritage Conservation District

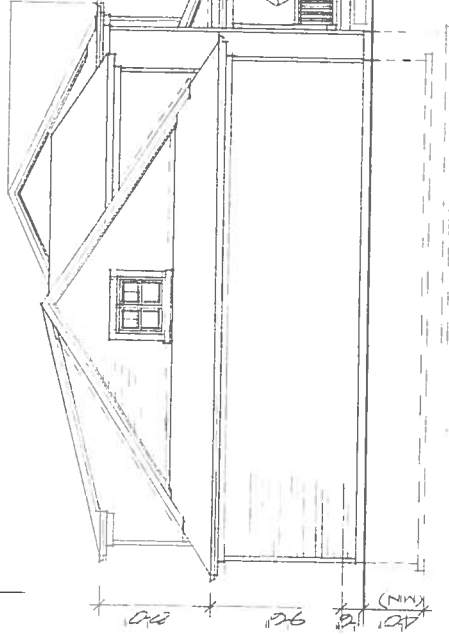




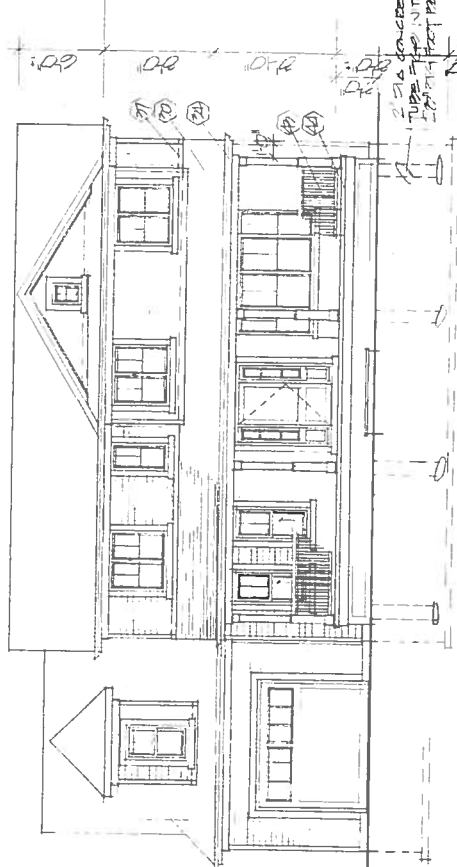
WEST SIDE



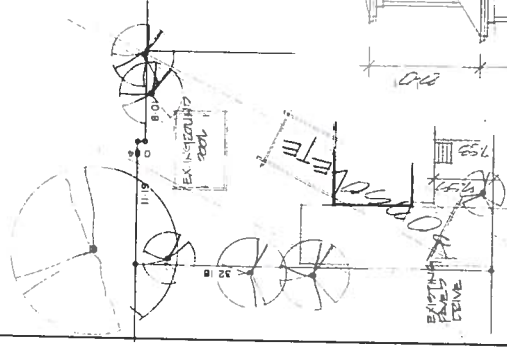
REAR ELEVATION



EAST SIDE



FRONT ELEVATION



CHURCH

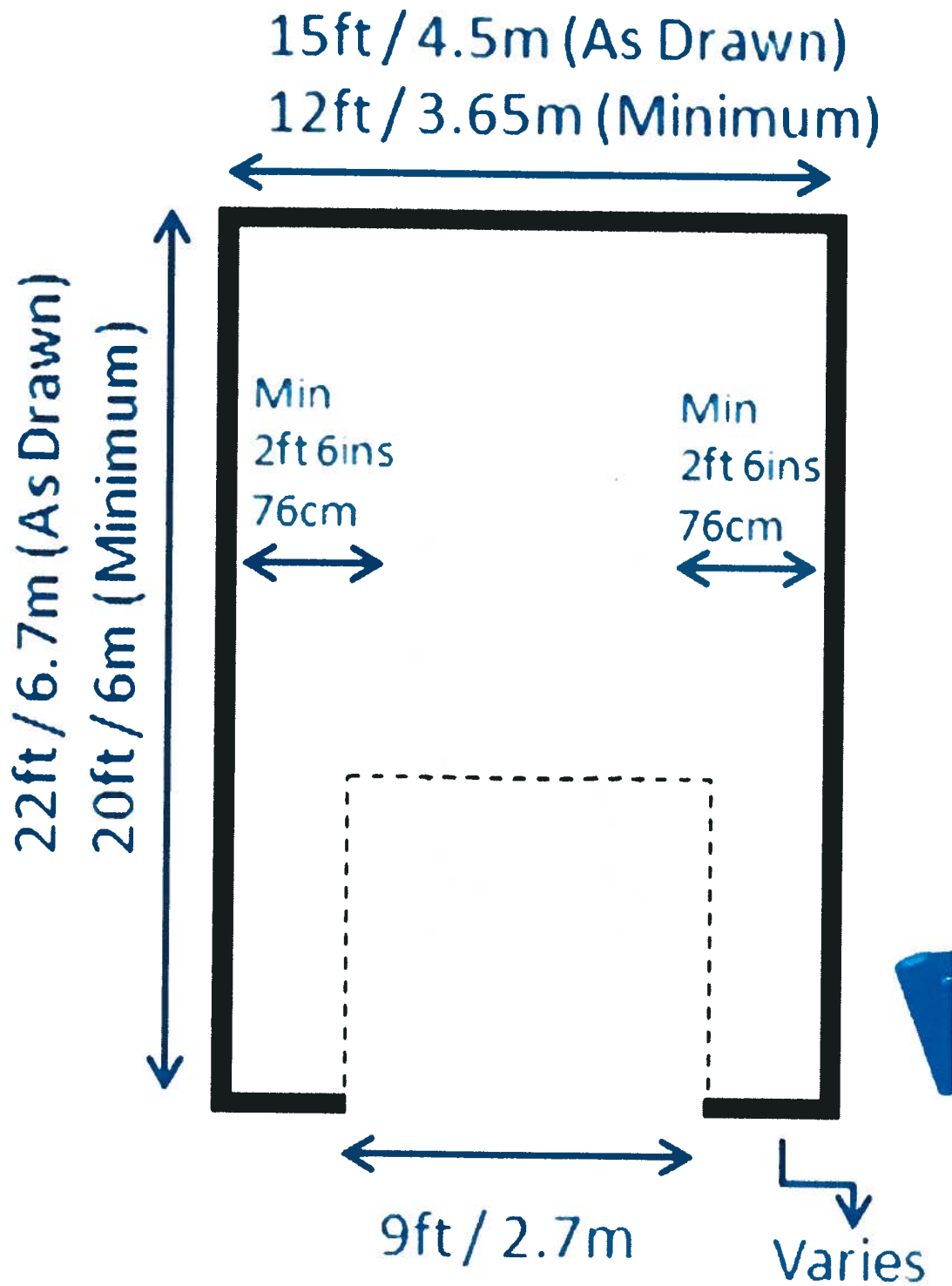
PROPOSED RENOVATIONS TO
THE KONGSTED RESIDENCE

THE GREGORY DESIGN GROUP
50 MONTOSH DRIVE, SUITE 140
MARKHAM, ONTARIO, L3R 8T3
OFFICE (905) 479-4787
FAX (905) 479-5498
russ@gregorydesigngroup.net

GENERAL NOTES
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE (CNBC) AND THE ONTARIO BUILDING CODE (OBC).
2. ALL MATERIALS SHALL BE OF QUALITY AND DURABLE.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED BUDGET.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED SCOPE.

PROJECT NO. 1000000000
DATE 10/10/2010
SCALE 1/8" = 1'-0"
DRAWN BY R. GREGORY
CHECKED BY R. GREGORY
PROJECT NO. 1000000000
DATE 10/10/2010
SCALE 1/8" = 1'-0"
DRAWN BY R. GREGORY
CHECKED BY R. GREGORY

2-1/2" CONCRETE
TUBE PIPE IN
TYPICAL FOOTING





MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: August 8, 2018

SUBJECT: REQUEST FOR FEEDBACK
Proposed New Dwelling
15 Pavilion Street
Unionville Heritage Conservation District

Property/Building Description:

- The existing dwelling is a brick and stone clad 1 ½ storey dwelling, Tudor Revival influence, 1947-1948. Constructed as the home of Edison and Norine Artley. Assessment records for 1950 provide Mr. Artley's occupation as "manager."

Use:

- Residence.

Heritage Status:

- A Group B building in the Unionville Heritage Conservation District (Designated under Part V of the Ontario Heritage Act).
- In the Unionville Heritage Conservation District Plan, Group B buildings are defined as "Buildings that are important in terms of contextual value."
- Group B buildings are further described in the District Plan: "They may not be of significant historical or architectural value, however they contribute substantially to the visual character of the village landscape. The support and help define the character of the District

Application/Proposal:

- The applicant is seeking feedback on a proposal to demolish the existing Group B dwelling and replace it with a new dwelling on the property.
- Conceptual drawings for a two storey frame dwelling with a detached garage in the rear yard are attached.
- The size of the proposed new dwelling is 349.3 square metres/3760 square feet.

Background:

- One year ago, the property owner applied for a demolition permit for the existing late 1940s dwelling, with the idea that a future buyer could replace it with a new building.
- Heritage Markham did not support the demolition of the Group B building, in part for its status as a compatible building in the District, and because there was no plan for a replacement dwelling.
- Council supported Heritage Markham's position and the demolition permit was refused.
- The applicant was recommended to consider the potential of retaining the existing dwelling with renovations and an appropriate addition.
- The property has been for sale for a long period of time and has still not been sold. The owners have moved to another location and would like to re-open the question of demolition and replacement. They have engaged an architect to develop conceptual plans for a replacement dwelling that would meet the policies and guidelines of the Unionville Heritage Conservation District Plan.

Staff Comment:

- The house at 15 Pavilion Street represents a later phase of Unionville's development in the mid-20th century, when undeveloped residential lots remaining from 19th century plans of subdivision were infilled with modern-era housing.
- These more recent buildings were designed and constructed at a modest scale that was a good fit with the historic pattern of development that began in the mid to late 19th century.
- In 2017, staff was of the opinion that the demolition permit was premature and should be refused on the basis on the Group B classification and given that there was no current development proposal for the property.
- One year later, staff continues to support the retention of Group B buildings for their contextual value. However, at this present time, with a conceptual replacement dwelling presented for Heritage Markham's consideration, it is reasonable for the committee to re-visit their previous position and evaluate the potential to replace one compatible building with another compatible building.

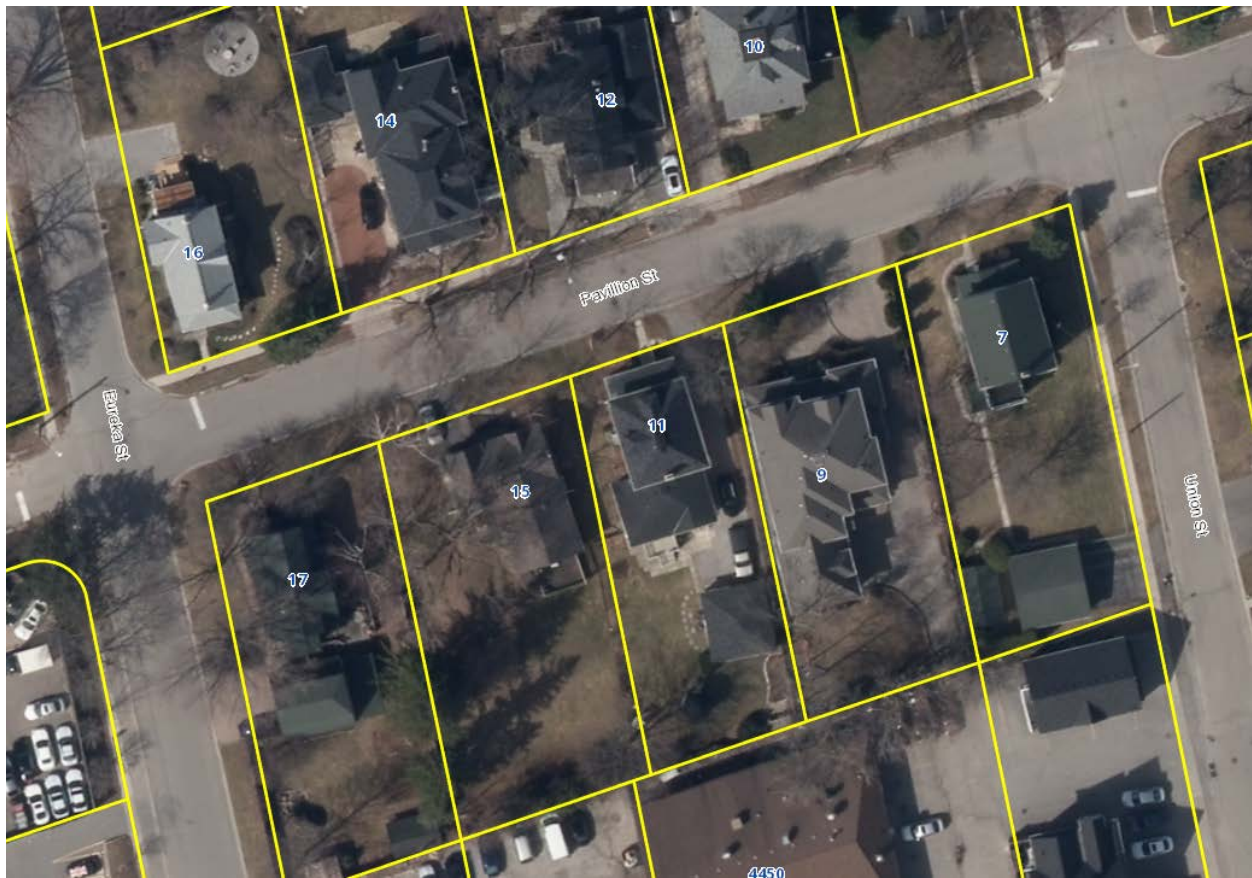
Suggested Heritage Markham Recommendation:

THAT Heritage Markham provides the following feedback on the demolition of the existing late 1940s dwelling at 15 Pavilion Street and replacement with a new dwelling constructed according to the policies and guidelines of the Unionville Heritage Conservation District Plan, as presented by the owner's architect: _____

File: Q:\Development\Heritage\PROPERTY\PAVILION\15\HMAugust 8 2018.doc

1947-1948 Artley House, 15 Pavilion Street, Unionville



Aerial Photo 2015

RECEIVED

AUG 01 2018

DEVELOPMENT SERVICES
CITY OF MARKHAM

PROPOSED TWO-STOREY HOUSE:

ARCHITECT:

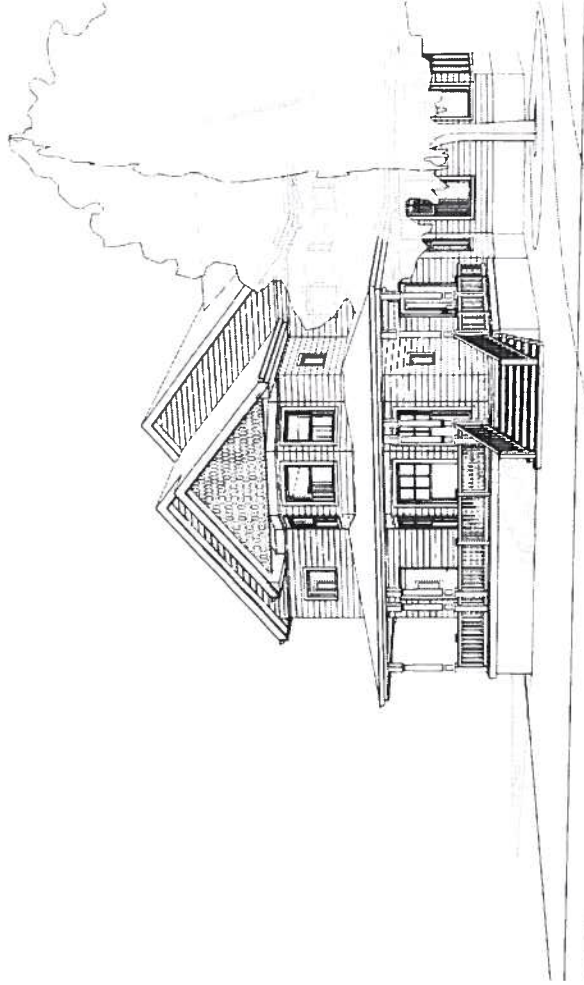
DAVID JOHNSTON ARCHITECT LTD.
8 Maple Lane
Unionville, ON
L3R 1R2

EMAIL: d.johnston@davidjohnston.ca
TEL: (905) 479-9992
FAX: (905) 479-9985

LIST OF DRAWINGS

SD1 Site Plan
A1.1 Floor Plans
A2.1 Elevations
SK-1 Perspectives

1:100
3/16" = 1'-0"
3/16" = 1'-0"
N.T.S.



15 PAVILLION STREET

PRELIMINARY DESIGN

DAVID
JOHNSTON
ARCHITECT

PRELIMINARY
DESIGN

DATE: JULY 2014

1578 PAVILLION STREET, UNIONVILLE, ONTARIO M3J 1P1

1578 PAVILLION STREET

Title Sheet

A0.0

PROPOSED TWO-
STOREY HOUSE
15 PAVILLION
STREET
15 PAVILLION ST UNIONVILLE

BRAD MACDONALD

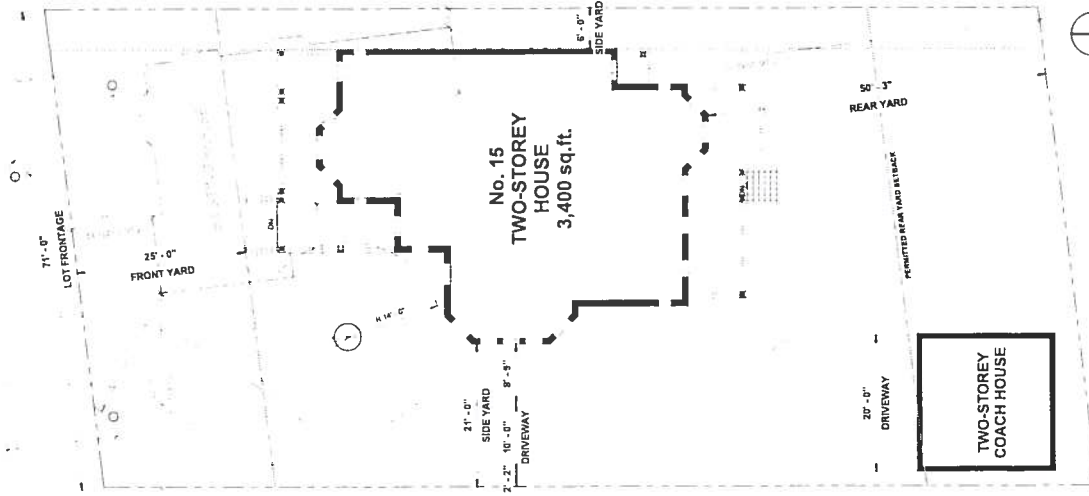
DAVID
JOHNSTON
ARCHITECT
8 MAPLE LANE
UNIONVILLE, ONTARIO
L3R 1R2
TEL: (905) 479-9992
FAX: (905) 479-9985

RECEIVED

AUG 01 2018

DEVELOPMENT SERVICES
CITY OF MARKHAM

PAVILLION STREET



1 SITE PLAN
1 : 100

2 KEY PLAN
N.T.S.

SITE STATISTICS			
Min. Lot Frontage	60 ft.	Existing	Proposed
Min. Lot Area	7,500 sq.ft.	71 ft.	existing
Front Yard	25 ft.	10,320 sq.ft.	existing
Side Yard	4 ft. [1-sty] 6 ft. [2-sty]	12 ft. ± 2'-9" [E] ± 28'-7" [W]	25 ft. 6 ft. [E] 21 ft. [W]
Rear Yard	25 ft.	± 86'-4"	50'-3"
Max. Lot Coverage	33-1/3 % [3,517 sq.ft.]	12.5 % [1,293 sq.ft.]	27.4 % [2,828 sq.ft.]

PROPOSED TWO-
STOREY HOUSE
15 PAVILLION
STREET
15 PAVILLION ST. @ MIDVILLE

BRAD MACDONALD

DAVID
JOHNSON
ARCHITECT
1000
1000
1000

PRELIMINARY
DESIGN

DATE: JULY 2018
BY: DAVID JOHNSON
PROJECT: 15 PAVILLION ST. @ MIDVILLE

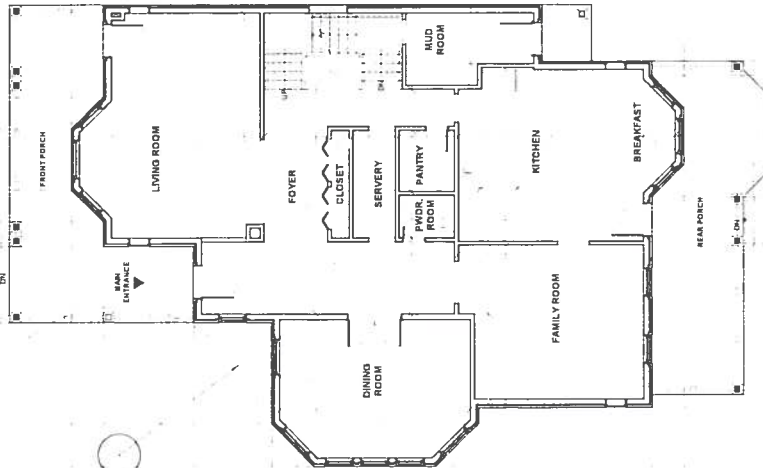
SITE PLAN

SD1

RECEIVED

AUG 01 2018

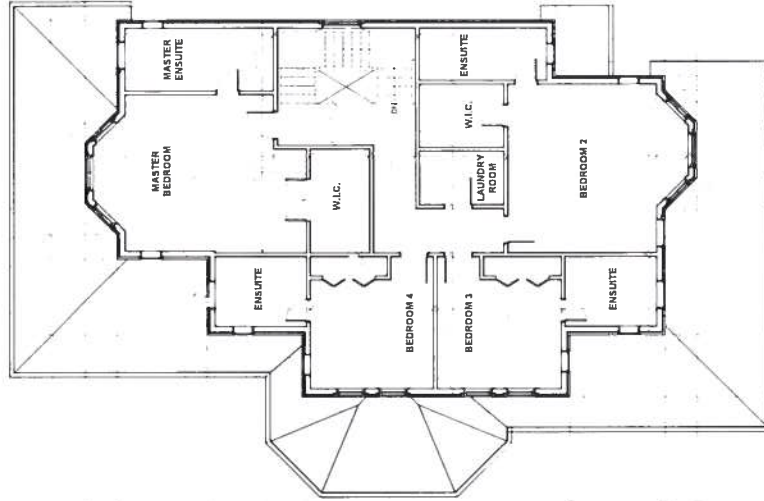
DEVELOPMENT SERVICES
CITY OF MARKHAM



1860 sq. ft.

1ST FLOOR PLAN
3/16" = 1'-0"

1



1535 sq. ft.

2ND FLOOR PLAN
3/16" = 1'-0"

2

PROPOSED TWO-
STOREY HOUSE:
15 PAVILLION
STREET
15 PAVILLION ST, UNIONVILLE

BRAD MACDONALD

DAVID
BRINTON
ARCHITECT
100 B. BUCKINGHAM
UNIONVILLE, ONT. L3R 9V2
TEL: (416) 291-1111
FAX: (416) 291-1112

PRELIMINARY
DESIGN

CONTRACTOR SHALL
VERIFY ALL DIMENSIONS

DATE: JULY 2018

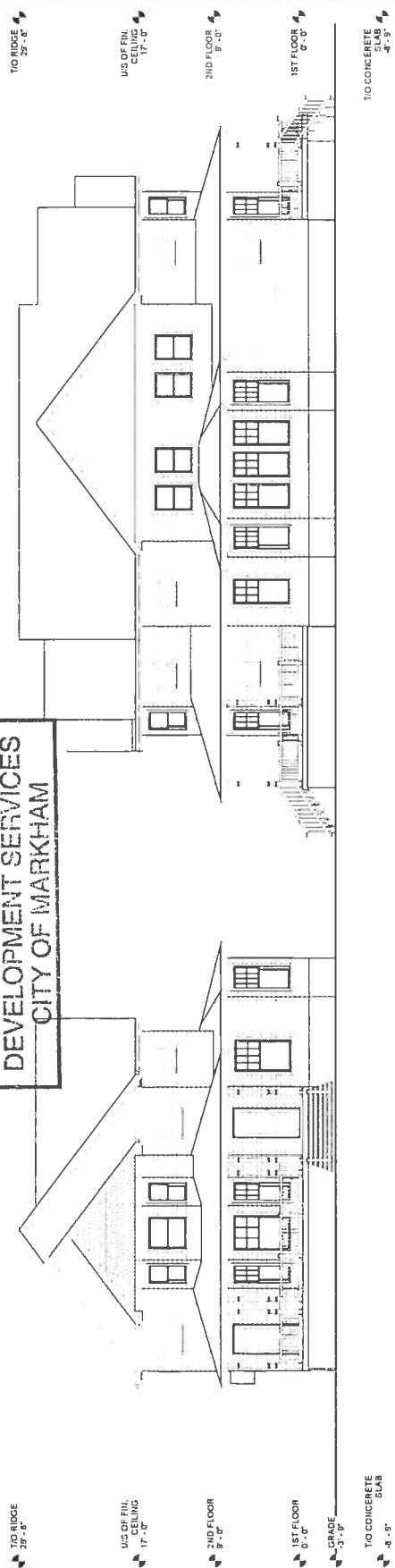
SCALE: 3/16" = 1'-0"

NOTES:

FLOOR PLANS

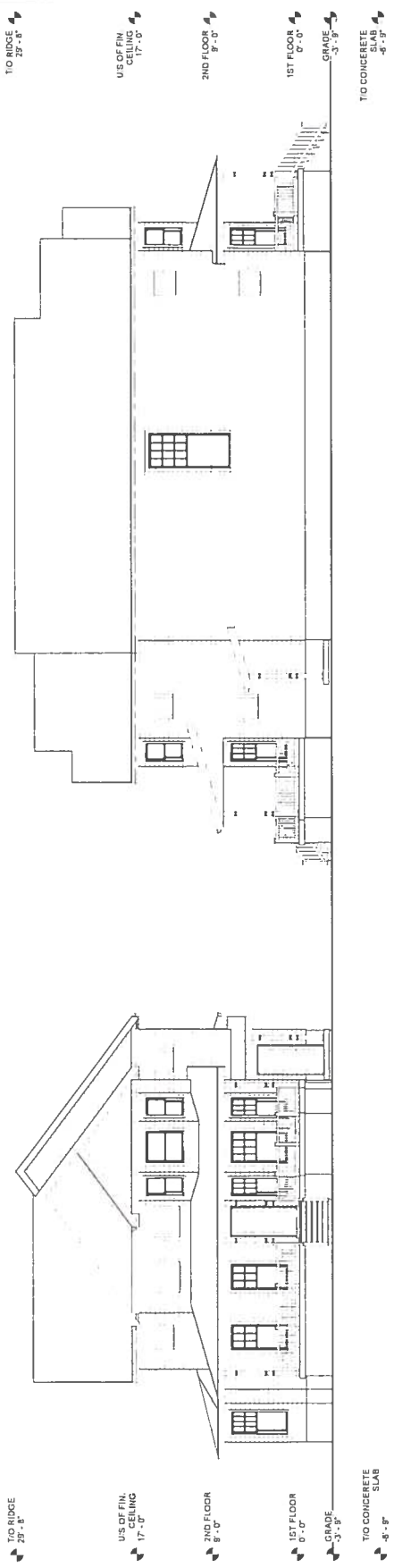
A1.1

RECEIVED
AUG 01 2018
DEVELOPMENT SERVICES
CITY OF MARKHAM



1 NORTH ELEVATION
3/16" = 1'-0"

2 WEST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"

4 EAST ELEVATION
3/16" = 1'-0"

PROPOSED TWO-STOREY HOUSE
15 PAVILLION STREET
15 PAVILLION ST. UNIONVILLE

BRAD MACDONALD
DAVID BRUNNEN
1111 B. Markham
Unit 102
Markham, ON L3R 9V3
Tel: 905.477.9351
Fax: 905.477.9351

PRELIMINARY DESIGN

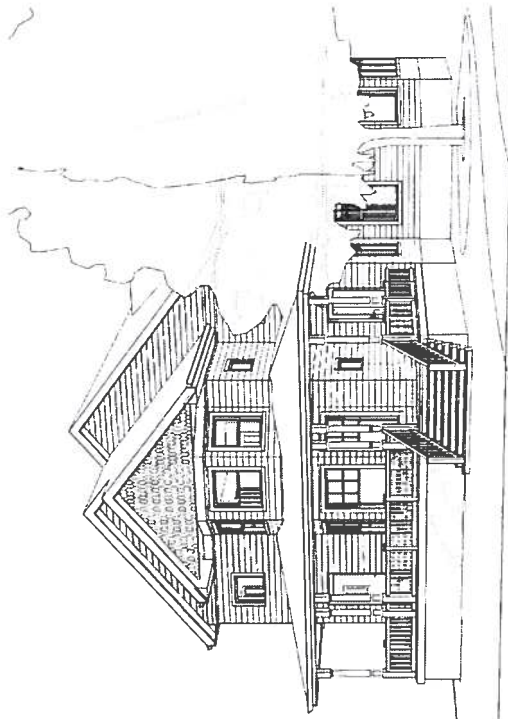
CONTRACT NO. 15188/PAV150317 - 15 PAVILLION STREET, UNIONVILLE, ONTARIO
DATE: JULY 2018
SCALE: 3/16" = 1'-0"
SHEET: 10/11

ELEVATIONS
A2.1

RECEIVED

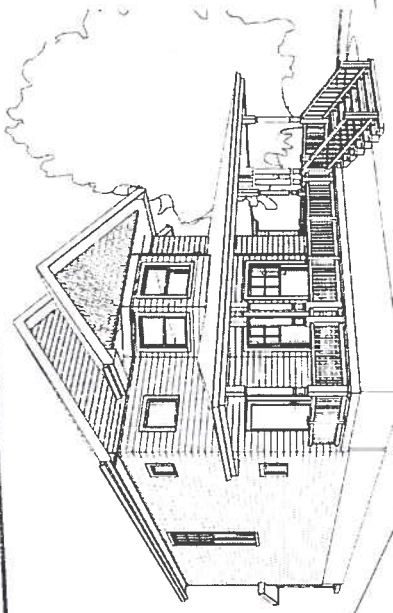
AUG 01 2018

DEVELOPMENT SERVICES
CITY OF MARKHAM



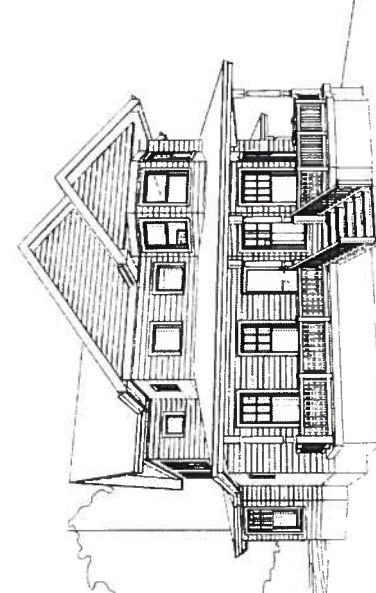
View from Pavilion St
Looking Southeast

1



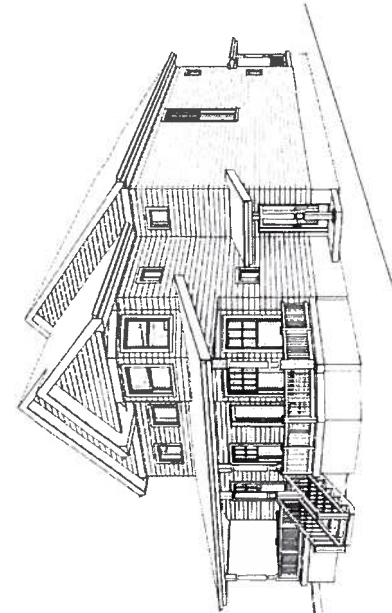
View from Pavilion St
Looking Southwest

4



View from Backyard
Looking North

2



View from Backyard
Looking Northwest

3

PROPOSED TWO-
STOREY HOUSE
15 PAVILLION
STREET
15 PAVILLION ST, UNIONVILLE

BRAD MACDONALD

DAVID
JOHNSON
ARCHITECT
1100 BAYVIEW AVE
SUITE 100
SCARBOROUGH, ONTARIO
M1S 5B5
Tel: (416) 491-7905
Fax: (416) 491-7905

PRELIMINARY
DESIGN

DATE: 2018.07.13
DRAWN BY: DAVID JOHNSON
CHECKED BY: BRAD MACDONALD
DATE: 2018.07.13

PERSPECTIVES

SK-1



MEMORANDUM

TO: Heritage Markham Committee

FROM: Regan Hutcheson, Manager-Heritage Planning

DATE: August 8, 2018

SUBJECT: Site Plan Agreement (SC 18 124680)
Proposed New Residential Building
18 Water Street (formerly addressed as 20 Water Street)
Cladding Material

Property/Building Description: Parking lot for 20 Water Street

Use: Parking - Proposed use is supportive housing project

Heritage Status: Class C property in the Markham Village Heritage Conservation District

Application/Proposal

- The Site Plan Control Application is for a new, free-standing assisted supportive housing building for Markham Inter-Church Committee for Affordable Housing (MICAH).
- The new building will be constructed in the parking lot of the existing building, next to the bulb at the north end of Water Street. A site plan is attached.
- The building will contain 32 residential units, mainly for seniors but a limited number of units are intended for 360 Kids (the organization currently involved with a project at 17 Mill Street).
- Site Plan Application has been endorsed and a Site Plan Agreement has been prepared.

Background

- See attached information

Staff Comment

- There may be an issue with exterior cladding that staff would like to discuss with the committee.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham receive as information.

HERITAGE MARKHAM
EXTRACT

DATE: February 21, 2018

TO: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

EXTRACT CONTAINING ITEM #19 OF THE SECOND HERITAGE MARKHAM
COMMITTEE MEETING HELD ON FEBRUARY 14, 2018.

19. **Site Plan Control Application,**
20 Water Street, Markham Village Heritage Conservation District,
New Building for Affordable Rental Housing (16.11)
File Number: SC 18 124680
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
-

David Johnston disclosed an interest with respect to Item #19, 20 Water Street by nature of being the Architect of the project, and did not take part in the discussion of or vote on the question of the approval of this matter.

George Duncan, Project Planner summarized the details outlined in the memo.

Glenda Lucas, SHS Consulting on behalf of Markham Inter-Church Committee for Affordable Housing (MICAH) addressed the Committee advising that this proposal is affordable rental housing for seniors with space for two youths coming from 360 Kids. It was noted that the project is being funded by York Region and that in order to obtain the funding the project must have a municipal permit issued no later than April 30, 2018.

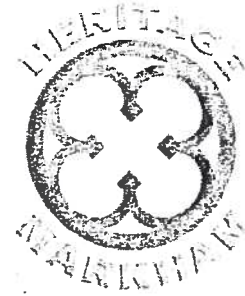
The Committee briefly discussed the surrounding greenspace and sustainable initiatives being incorporated into the building design. It was noted that the use of stucco treatment on the front elevation and forth floor could be replaced with a brick treatment.

Recommendation:

That Heritage Markham generally supports the design for the proposed 4 storey assisted supportive housing project at 20 Water Street from a heritage perspective, subject to the applicant entering into a Site Plan Agreement containing the usual conditions regarding materials, colours, etc.; and,

That the applicant use buff coloured brick for an accent material in place of stucco, since brick is a traditional material in Markham Village for larger structures, but stucco is not.

CARRIED



MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: February 14, 2018

SUBJECT: SITE PLAN CONTROL APPLICATION SC 18 124680
New Building for Assisted Supportive Housing
20 Water Street
Markham Village Heritage Conservation District

Property/Building Description:

- The existing building is a 150 unit assisted supportive housing project and seniors' centre, a 6 storey structure constructed in 1990.

Use:

- Primarily a seniors' residence and seniors' activity centre.

Heritage Status:

- A Class C building in the Markham Village Heritage Conservation District.

Application/Proposal:

- The Site Plan Control Application is related to Minor Variance Applications A/217/16 and A/08/18, and Consent Application B/33/16. Minor Variance Application A/08/18 is a Consent item in Heritage Markham's February 14, 2018 agenda.
- The Site Plan Control Application is for a new, free-standing assisted supportive housing building for Markham Inter-Church Committee for Affordable Housing (MICAH).
- The new building will be constructed in the parking lot of the existing building, next to the bulb at the north end of Water Street. A site plan, floor plans, building elevations and perspective drawing are attached.
- The building will contain 32 residential units, mainly for seniors but a limited number of units are intended for 360 Kids (the organization currently involved with a project at 17 Mill Street).
- Originally, the building was intended to be 5 storeys, but due to site conditions has been modified to 4 storeys in height.

Background:

- This project, which is receiving funding from the Region of York, has been under review by staff and Heritage Markham since 2016, in the context of Minor Variance and Consent (Ground Lease) applications.
- Heritage Markham has previously seen the elevations in the form of a 5 storey building, essentially the same general character as the present 4 storey design.

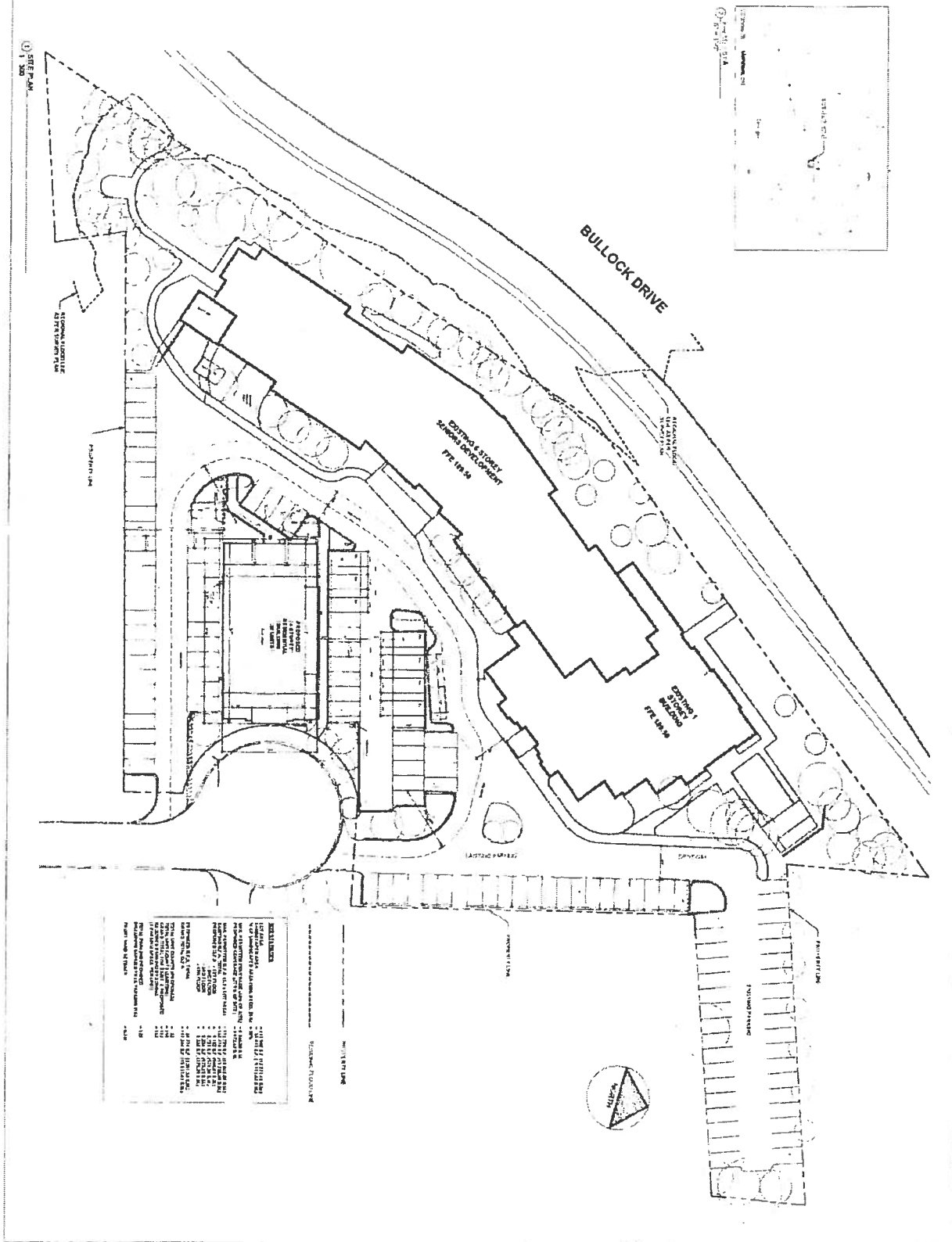
Staff Comment:

- The site plan has been reviewed in detail by City staff within the context of the Minor Variance and Consent applications, therefore comments in this memo relating to the Site Plan Control Application are limited to the architectural aspects of the project.
- The building has a simple rectangular plan, and is designed in a neo-traditional style to address its context next to the existing seniors' building within the Markham Village Heritage Conservation District.
- The window forms, symmetrical design, and brick finish are traditional and compatible with the new building's context, in staff's opinion.
- The use of stucco as an accent for the upper floor and projecting bays on the east and west walls provides visual interest and contrast, with the effect of lightening the mass of the building. Staff suggest that a buff coloured brick be substituted for the stucco, on the basis that brick is a traditional material in Markham Village for larger structures, but stucco is not.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham generally supports the design for the proposed 4 storey assisted supportive housing project at 20 Water Street from a heritage perspective, subject to the applicant entering into a Site Plan Agreement containing the usual conditions regarding materials, colours, etc.

AND THAT the applicant explore the possibility of using buff coloured brick for an accent material in place of stucco, since brick is a traditional material in Markham Village for larger structures, but stucco is not.





MEMORANDUM

TO: Heritage Markham Committee

FROM: George Duncan, Senior Heritage Planner

DATE: August 8, 2018

SUBJECT: STUDIES/PROJECTS
Park Signage
Napier Simpson Way Parkette
103 John Street
Thornhill Heritage Conservation District

Property/Building Description:

- The property at 103 John Street is a small linear greenspace/parkette located between single detached residential properties at 101 and 107 John Street. This strip of land provides a pedestrian link between John Street and Vintage Lane.

Use:

- Public open space/parkette and walkway.

Heritage Status:

- The northern half of this open space is located within the boundaries of the Thornhill Heritage Conservation District.

Application/Proposal:

- The City of Markham Parks and Open Space Development section is proposing to place a sign within the greenspace to identify its name and street address.
- The proposed design is attached.
- The parkette is named for the late Napier Simpson, a local architect who was an early leader in the field of heritage conservation in Thornhill and Ontario as a whole. He resided within Old Thornhill (24 Deanbank Drive) and also had his business office here (14 Colborne Street).

Background:

- The proposed park sign has been designed in keeping with the new standard format used throughout the City of Markham (developed in 2014).

- Heritage Markham did previously recommend to the Manager of Parks and Open Space Development that park signs within the Thornhill Heritage Conservation District should carry a pictorial reference to the District context; however, in the interest of maintaining a consistent design standard, it was decided to not include a logo, but to include reference to the specific heritage conservation district in conjunction with the street address.
- See attached Council Extract from June 2016.

Staff Comment:

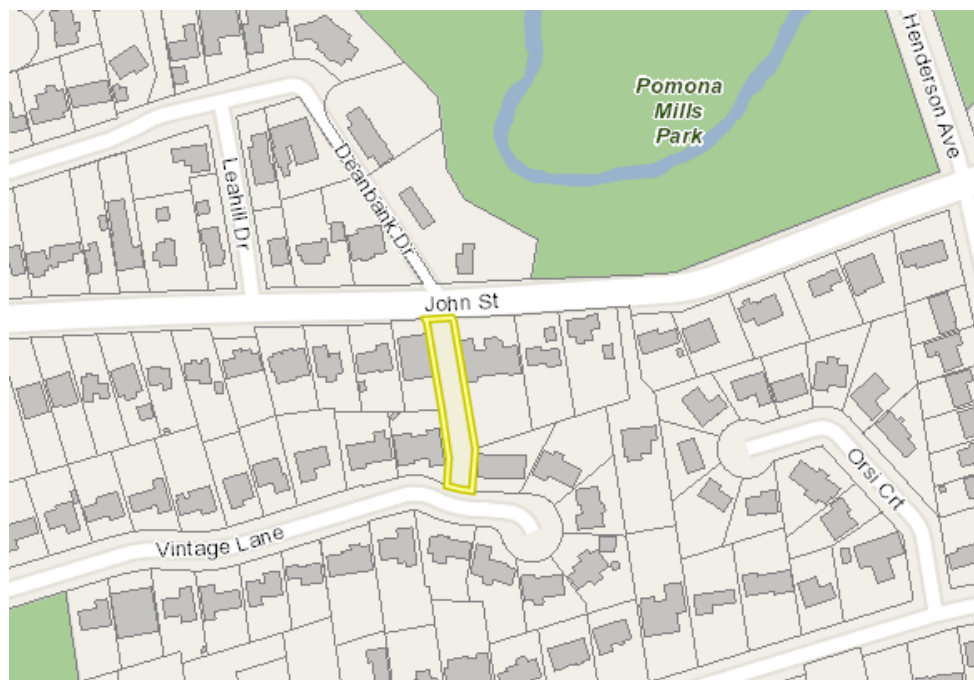
- Naming the greenspace/parkette after Napier Simpson provides public recognition of an important former resident of old Thornhill.
- Staff supports including the heritage conservation district reference on the park name signage.

Suggested Heritage Markham Recommendation:

THAT Heritage Markham receive the staff memorandum on the park name and address sign for Napier Simpson Way at 103 John Street for information purposes.

And THAT Heritage Markham supports the inclusion of the heritage conservation district reference on park name signage within the City's heritage conservation districts.

File: Q:\Development\Heritage\SUBJECT\Park Names\HM Aug 8 2018.doc



Location Map – 103 John Street

Council Extract

EXTRACT CONTAINING ITEM #0021 OF THE GENERAL COMMITTEE OF (Jun 13, 2016)

21. NEW PARK SIGNAGE SYSTEM AND IMPLEMENTATION STRATEGY (6.3)

Linda Irvine, Manager, Parks and Open Space Development addressed the Committee and provided background information with respect to the development of the park sign design.

Barb Rabicki, Director of Operations addressed the Committee and reviewed the technical aspects and implementation strategy of the park signs.






The Committee inquired why the report does not include any of the proposed recommendations from the City's Heritage Committee, and to consider including the Heritage Logo on park signs within the Heritage District. Staff pointed out that the objective is to create something that will suit all areas within the City including Heritage Districts.

There was discussion regarding whether the program can be accelerated to have it completed by 2018. The Committee suggested that staff ensure that the proposed park signs are visible at night; meets the standards for the visual impaired, and where possible include more space between the park name and park address.

Moved by Councillor Valerie Burke

Seconded by Deputy Mayor Jack Heath

- 1) That Council approve a standard park sign (Option #2, Alupanel Panel with 3.25" x 3.25" aluminum posts) as the standard for all park name signs across City parks; and,
- 2) That approval be granted for implementation of a 4 year program to install parks signage; and,
- 3) That staff report back on ways to accelerate the installation of parks signage to a 3 year program; and,
- 4) **That staff investigate including the Heritage Logo on park signs within the Heritage Districts; and**
- 5) **That staff present the new park signage system and implementation strategy to the Markham Heritage Committee; and,**
- 6) That the 2016 costs for this program be funded from projects 5289 Park Signage – Design & Implementation in the amount of \$13,387, 15226 Parks Name & Bylaw Signage in the amount of \$66,000 and 16037 Park Signage Implementation Program in the amount of \$113,800, totaling \$193,187; and further,
- 7) That Staff be authorized and directed to do all things necessary to give effect to this resolution.

Substrate: Sheeting	Radius: Mounting	Quantity:	42.22" x 27.56"
<div data-bbox="151 743 792 1115">  <p>Napier Simpson Way <i>Thornhill Heritage Conservation District</i> 103 John Street</p>  </div> <div data-bbox="808 743 1450 1115">  <p>Napier Simpson Way <i>Thornhill Heritage Conservation District</i> 103 John Street</p>  </div>			
 <p>Maximum Signs 17 Sandbourne Dr Pontypool, ON L0A 1K0 (705)277-9666 www.maximumsigns.ca</p>	<p>Customer: MARKHAM</p> <p>Job: NAPIER SIMPSON WAY</p> <p>File Name: NAPIER-SIMPSON-WAY</p>		<p>Date: APR 26/18</p> <p>Revision Date:</p> <p>Approved By: _____</p>