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**VOLUME 2**

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# Changes to the Thornhill Heritage Conservation District Plan

According to Section 4.5 of the Heritage District Plan, the policies of the Plan may be amended by by-law after consultation, plan circulation and public meeting. The other parts of the Plan including the Schedules and Appendices may be amended by resolution of Council upon the recommendation of the advisory committee (Heritage Markham).

|                                       |                         |  |
|---------------------------------------|-------------------------|--|
| <b>By-law 222-94<br/>Amendment #1</b> | <b>October 25, 1994</b> | <b>Addition to Section 3.2 - General Policies<br/>Replacement of Section 3.4.1.5</b>   |
| <b>Council Resolution</b>             | <b>June 8, 1999</b>     | <b>Changes to Schedule B<br/>Section B.1 Materials<br/>Sub-section B.1.1 (Significant Buildings)<br/>Sub-section B.1.2.1 (New Construction)<br/>Section B.7 Fences</b> |

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THE CORPORATION OF THE TOWN OF MARKHAM

BY-LAW NO. 222-94

A by-law to adopt Amendment No. 1 to  
the Thornhill-Markham Heritage Conservation District Plan

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM, in accordance with the provisions of Section 4.5 of the Thornhill-Markham Heritage Conservation District Plan which was adopted by Council on July 15, 1986 as By-law 270-86, HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 1 to the Thornhill-Markham Heritage Conservation District Plan being the attached explanatory text, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing hereof.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS 25TH DAY  
OF OCTOBER, 1994.



BOB PANIZZA, TOWN CLERK



FRANK SCARPITTI, MAYOR

HERTG671



AMENDMENT NO. 1 TO THORNHILL-MARKHAM  
HERITAGE CONSERVATION DISTRICT PLAN  
(BY-LAW NO. 270-86)

1. **INTRODUCTION**

The following text and map designated Schedule 'A' constitute Amendment No. 1 to the Thornhill Heritage Conservation District Plan (as adopted by By-law No. 270-86).

2. **LOCATION**

The area known as the Thornhill Markham Heritage Conservation District is bounded on the west by Yonge Street, on the north by the height of land above the Don River, on the south by the back lot lines of properties on the south side of John Street, and on the east by the Don River's crossing at John Street, but excludes the Thornhill Summit Condominium property and 185 John Street, and is illustrated in Schedule 'A' attached hereto.

3. **PURPOSE**

The purpose of this amendment to the Heritage Plan is to indicate the importance of maintaining a variety of lot sizes and frontages in the District and to modify certain guidelines as they apply to the height of buildings.

4. **BASIS**

The proposed by-law amendment has been prepared after receiving feedback from the Ward One (North) Thornhill Residents' Association and Heritage Markham concerning ways and means to protect the unique characteristics of the Heritage District.

5. **THE AMENDMENT**

The Heritage Plan is hereby amended as follows:

- (a) Section 3.2 - GENERAL POLICIES is hereby modified by adding a new subsection as follows:

"3.2.9 When considering development applications for the creation of new lots in the District, regard shall be had for the maintenance of a variety of lot sizes and frontages to preserve the uniqueness and proportion of the existing streetscape and pattern of development".

- (b) Section 3.4.1.5 is hereby modified by deleting it in its entirety and replacing it with the following:

"3.4.1.5 The height of new residential buildings should not be less than 80% and not more than 120% of the average height of the residential buildings on immediately adjacent properties. Historically appropriate heights for new residential buildings are considered to be 1-1/2 or 2 storeys, subject to an actual height in metres compatible with immediately adjacent buildings and complying with zoning provisions. The height of the St. Vladimir Church Steeple (12 m) is the maximum height considered appropriate for commercial buildings on Yonge Street in the District".

6. **IMPLEMENTATION**

The provisions of the Thornhill Heritage Conservation District Plan, as amended from time to time, regarding the implementation of that Plan shall apply insofar as they affect the subject area of this amendment.

7. **INTERPRETATION**

The provisions of the Thornhill Heritage Conservation District Plan, as amended from time to time, regarding the interpretation of that Plan shall apply insofar as they affect the subject area of this amendment.

**THE CORPORATION OF THE  
TOWN OF MARKHAM**

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**EXTRACT CONTAINING ITEM #4 OF THE TENTH DEVELOPMENT SERVICES COMMITTEE REPORT (JUNE 1, 1999), WHICH ITEM WAS ADOPTED, WITHOUT AMENDMENT, BY COUNCIL AT ITS MEETING HELD ON JUNE 8, 1999**

**AMENDMENTS TO THORNHILL HERITAGE  
CONSERVATION DISTRICT PLAN  
FILE 16.11 (RH)**

**THE DEVELOPMENT SERVICES COMMITTEE RECOMMENDS:**

THAT THE REPORT DATED JUNE 1, 1999 FROM THE DEVELOPMENT SERVICES COMMISSION, ENTITLED 'REVISIONS TO THORNHILL HERITAGE CONSERVATION DISTRICT PLAN', BE RECEIVED;

AND THAT THE THORNHILL HERITAGE CONSERVATION DISTRICT PLAN BE AMENDED AS OUTLINED IN SUCH REPORT.

**ACTION/INFORMATION**

DEPARTMENT: Commissioner of Development Services  
Manager, Heritage Planning

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**SUBJECT:            PLANNING DEPARTMENT  
                      AMENDMENTS TO THORNHILL HERITAGE  
                      CONSERVATION DISTRICT PLAN  
                      PREPARED BY: HERITAGE SECTION  
                      CONTACT: R. HUTCHESON, EXT.2080**

## RECOMMENDATION

THAT the Development Services Commission Report entitled "Revisions to Thornhill Heritage Conservation District Plan", dated June 1, 1999, be received

AND THAT the Thornhill Heritage Conservation District Plan be amended as per the Development Services Committee report.

### 1.0 BACKGROUND

#### 1.1 Heritage Markham has requested changes to the Thornhill Heritage Plan

Heritage Markham has recommended that the reference to the use of vinyl siding and chain link fencing be modified in the Thornhill Heritage Conservation District Plan (Appendix 'C'). The Committee has recommended that vinyl be removed as a permitted cladding material, and that its use on significant heritage buildings not be permitted. The Committee has recommended that chain link fencing not be permitted in areas visible from public streets.

Heritage Markham would like the Thornhill policies concerning modern sidings and chain link fencing to be more in keeping with the other heritage district plans in the Town. It has been difficult for the Committee in the past to encourage the use of wood cladding on new buildings and additions when the District Plan supports the use of modern cladding materials. In addition, there has been interest expressed by a property owner in having a chain link fence along the front lot line of a John Street property.

#### 1.2 Amendments to the Heritage District Plan

According to Section 4.5 of the Heritage District Plan, the policies of the Plan may be amended by by-law after consultation, plan circulation and a public meeting. The other parts of the Plan including the schedules and appendices may be amended by a resolution of Council upon the recommendation of the

advisory committee (Heritage Markham). The references to cladding materials and fencing are both in the schedules to the Plan and can be amended by Council resolution.

2.0 INTER-DEPARTMENT IMPLICATIONS

None

3.0 COMMENT

3.1 Amendments to the Thornhill Plan are consistent with policies in other Town heritage district plans

The proposed amendments to the Thornhill Heritage Conservation District Plan are consistent with the policies in the Town's other heritage district plans. In the Unionville Heritage Plan the following policies apply concerning modern siding materials and chain link fencing:

Alterations to Heritage Buildings

The original, external finish of a heritage building should be conserved and maintained. Repair of the original material is always preferred over replacement. If replacement is necessary, the material should match the original in form, style, dimensions, profile, texture and method of installation.

The application of new surfaces or coatings that later the appearance and character of the heritage building's original cladding should not be utilized. The use of metal and synthetic sidings such as vinyl are not supported.

New Building Construction

The materials used in new construction should be compatible with the historic materials used in the District as well as the specific streetscape.

Modern materials such as vinyl or aluminium siding, angelstone and other materials such as stone and smooth stucco that do not reflect the historic architecture of Unionville, should be avoided.

Landscape Features

Front Yard Fencing - inappropriate

While traditional wood picket fencing is encouraged in the District, modern fencing such as chain link is not compatible with the Heritage District context and should be avoided.

Backyard Fences

Wooden fences are preferred in the District. A straight board fence or a board on board fence are appropriate styles.

In the Markham Village Heritage Plan the following policies apply concerning modern siding and chain link fencing:

Heritage Buildings

Original materials should be conserved. Where renewal is required, materials and methods shall be used that match the original materials and approximate the same methods used traditionally. Emphasis should be on natural materials such as brick and wood instead of plastics, metals, stucco or stone.

New Construction

Exterior materials may be brick masonry or wood siding. Stucco or stone may be acceptable provided the material complements the surroundings.

Walls and Fences

Modern chain link fences do not help create a heritage character. Railings and fences constructed of other non-traditional building materials will be discouraged in the front of a house

3.2 **Amendments to Plan are supportable**

The following changes to the Thornhill Heritage Conservation District Plan are recommended. New text is bolded while deleted text has a line through it.

“ Schedule B - Detailed Design Guidelines

B.1 Materials

B.1.1 Significant Buildings

The application of aluminium and vinyl sidings to existing buildings on the list of significant buildings ~~will be discouraged~~ is not supported.

B1.2 New Construction

B.1.2.1 Board and batten, narrow clapboard and horizontal wood siding in historical configurations, ~~or the equivalent of these in vinyl~~, will be given preference over other wall cladding materials on new

THE TOWN OF MARKHAM  
DEVELOPMENT SERVICES COMMITTEE

JUNE 1, 1999

buildings. Wall cladding materials (excepting foundations) which will not be used for new buildings include:

- insul brick;
- tar paper;
- stone or artificial stone;
- concrete block or concrete brick;
- precast or poured concrete;
- Terra cotta;
- glazed tile;
- and metal and vinyl siding ~~unless in board and batten or narrow clapboard historical configurations.~~

B.7

Fences

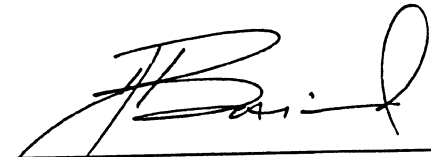
The following kind of fences will not be erected:

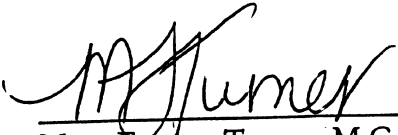
- rail fences
- masonry walls;
- ~~untreated~~ chain link fences visible from any street.

When chain link fencing is used, it should be black or dark green in colour. ~~Painted chain link fences will be allowed.~~

White picket fences will be encouraged."

It is recommended that Thornhill Heritage Conservation District Plan be amended as per the Development Services Committee report.

  
\_\_\_\_\_  
Jim Baird, M.C.I.P., R.P.P.  
Director of Planning

  
\_\_\_\_\_  
Mary-Frances Turner, M.C.I.P., R.P.P.  
Commissioner of Development Services

**Part 3**  
**The Plan's Policies**



3.1

GOAL AND OBJECTIVES OF PLAN

The goal of the Thornhill-Markham Heritage Conservation District Plan is:

To define and establish a heritage conservation district in Thornhill-Markham; to provide policies and guidelines in order to ensure the continuation and enhancement of this district's historical, village-like ambience while providing for contemporary needs; and to foster thereby a source of identification, pride and attraction for the people of the Town of Markham, the Town of Vaughan and the surrounding region.

Elaborating on the goal, the plan's objectives are as follows:

1. to preserve architecturally and/or historically significant buildings; retain, where possible, buildings that are compatible; and, make incompatible buildings, where possible, fit with the visual character of the district;
2. to guide proposals for the repair, restoration and alteration of, and addition to, existing buildings and also proposals for new construction so that they will, when realized, add to, and not detract from, the character of the district;
3. to develop vacant building and redevelopment sites in a way which will enhance the district's character;

4. to ensure that signs on buildings and sites and along streets are appropriate to the district's character;
5. to retain the existing street pattern; refrain from widening roadways; keep informal road edge conditions (i.e. ditches and verges) where found; and, ensure appropriate boulevard designs;
6. to locate parking behind new commercial buildings; ameliorate the appearance of existing parking lots in front of commercial buildings; and preserve the front yards of house lots largely as green space;
7. to make street lighting and street furniture appropriate to district character;
8. to preserve trees and other vegetation; and encourage the planting of species characteristic to the district;
9. to preserve historical fences and have new fences respect historical patterns as well as meet contemporary needs;
10. to preserve the Don River Valley lands as open space; preserve St. Luke's Cemetery and Thornhill Cemetery; and protect any historical features thereon;
11. to create along Yonge Street a viable and healthy retail shopping area serving local needs;

12. to ameliorate the effects of Yonge Street on the district, including the negative visual impact of vehicular traffic travelling along it;
13. to increase appreciation of the district's historical and architectural significance among Town of Markham residents.

3.2 GENERAL POLICIES

- 3.2.1 In order to achieve the preceding objectives, the Thornhill-Markham Heritage Conservation District is hereby established.
- 3.2.2 The boundaries for the district are as shown on Schedule A.
- 3.2.3 The objectives, policies and plans for the district are outlined in this document, to be known as "The Thornhill-Markham Heritage Conservation District Plan."
- 3.2.4 In this district, all construction activities, including changes to existing buildings and structures, will be controlled by the Town of Markham Council in accordance with the plan and its objectives and policies.
- 3.2.5 While the district does not include properties which are designated individually under Part IV of the Ontario Heritage Act but which are surrounded by district boundaries, the same approval procedure will be applied thereto. Likewise, policies relating to these Part IV properties are included in the plan.

- 3.2.6 The plan's provisions are to be considered within the context of overall municipal objectives, policies and practices.
- 3.2.7 The plan and amendments thereto are adopted only after conclusive study and consultation with the public, private and public organizations affected by the plan, and municipal departments.
- 3.2.8 Schedules A through D form a part of this plan.

AMENDED BY BY-LAW 222-94  
Addition of subsection 3.2.9

3.3 ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT BUILDINGS

3.3.1 Identification

For the purposes of this plan, the following properties are considered to have buildings of architectural and historical significance (hereafter called "significant buildings"):

- . St. Vladimir's (St. Luke's) Church and Rectory, 15 Church Lane (designated under Part IV of the Ontario Heritage Act);
- . Thornhill Village Library, 10 Colborne Street (designated under Part IV);
- . 11 Colborne Street;
- . 14 Colborne Street (designated under Part IV);
- . 15 Colborne Street;
- . 25 Colborne Street;
- . 26 Colborne Street;
- . 29 Colborne Street;
- . 30 Colborne Street;

- . 31 Colborne Street;
- . 34 Colborne Street;
- . 35 Colborne Street;
- . 37 Colborne Street, (designated under Part IV);
- . 39 Colborne Street, (designated under Part IV);
- . 24 Deanbank Drive, "Greywood";
- . 14 John Street;
- . 16 John Street;
- . 18 John Street;
- . 22 John Street;
- . 26 John Street;
- . 28 John Street;
- . 32 John Street;
- . 36 John Street;
- . 86 John Street;
- . 90 John Street;
- . 96 John Street;
- . 104 John Street, house and driving shed;
- . 111 John Street, (designated under Part IV);
- . 148 John Street, (designated under Part IV);
- . 149 John Street, "Larkwood";
- . 159 John Street;
- . 170 John Street;
- . 4 Leahill Drive, (designated under Part IV);
- . 7699 Yonge Street;
- . 7705-7707 Yonge Street;
- . 7783 Yonge Street;
- . Toronto Ladies' Golf Clubhouse, 7859 Yonge Street.



15 Church Lane



10 Colborne Street



11 Colborne Street



14 Colborne Street



15 Colborne Street



25 Colborne Street



26 Colborne Street



29 - 31 Colborne Street



30 Colborne Street



34 Colborne Street



35 Colborne Street



37-39 Colborne Street



24 Deanbank Drive



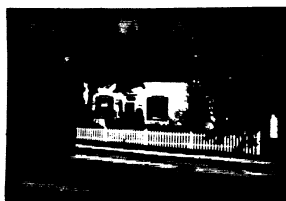
14 John Street



16 John Street



18 John Street



22 John Street



26 John Street



28 John Street



32 John Street



36 John Street



86 John Street



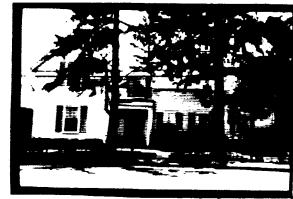
90 John Street



96 John Street



104 John Street



111 John Street



148 John Street



149 John Street





159 John Street



170 John Street



4 Leahill Drive



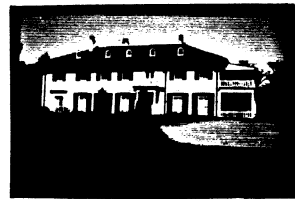
7699 Yonge Street



7705-7707 Yonge Street



7783 Yonge Street



7859 Yonge Street

3.3.2 Preservation

3.3.2.1 The proper maintenance of significant buildings will be encouraged.

3.3.2.2 The removal or alteration of historical materials or distinctive architectural features will be avoided whenever possible.

3.3.2.3 Deteriorated original building materials on significant buildings will, whenever feasible, be repaired rather than replaced. Where modern materials must replace deteriorated original ones, the modern materials will match or closely approximate original ones.

3.3.2.4 Original building features and materials on significant buildings will not be covered with different materials or a new facade if at all possible. See Schedule B.

3.3.2.5 The correction of unsympathetic alterations will be encouraged.

3.3.3 Restoration

3.3.3.1 A restoration plan will be based on thorough examination of written historical sources, pictorial evidence, oral reminiscences, and available building supplies in the area and outside of the area.

3.3.3.2 Restoration advice will be made available to property owners who request it.

3.3.3.3 In any restoration, care will be taken to preserve both original and later significant features.

3.3.4 Demolition

The demolition of significant buildings will be strongly resisted.

3.3.5 Removal

3.3.5.1 Every means to retain a significant building on its site will be sought. If the demolition of a significant building is unavoidable, the building will, where possible, be removed to other sites in this order of preference:

- (i) to another location on the same site;
- (ii) to another site within the heritage conservation district;
- (iii) to a site within the Town of Vaughan's heritage conservation district;
- (iv) to a site near the boundaries of the heritage conservation district;
- (v) elsewhere in the Town of Markham.

3.3.5.2 A threatened historical building relocated to the district will be compatible in style and type to the district's significant buildings. It will be sited to conform to existing district patterns.

trees and seasonal displays of flowers. All public works relating to the Yonge Street roadway and right of way will be planned in conjunction with the Town of Vaughan and Ministry of Transportation and Communications.

- 3.7.1.6 With the exception of necessary curb cuts in order to facilitate movement by the disabled, additional curb cuts along Yonge Street will not be allowed. The closing of existing curb cuts along Yonge Street will be encouraged, where appropriate.
- 3.7.1.7 In order to safeguard pedestrians and reduce damage to significant buildings through traffic vibrations, traffic speed along Yonge Street will be encouraged to remain at 50 kilometres per hour. Likewise, traffic speed along John Street will remain at 40 kilometres per hour.
- 3.7.1.8 In order to protect trees and buildings from salt damage, the lowest practical concentration of salt for use during winter driving conditions will be applied on municipal streets.
- 3.7.2 Parking
  - 3.7.2.1 Significant buildings will not be demolished or removed to provide for parking if at all possible.
  - 3.7.2.2 Parking will not be located in front of buildings. New parking lots will be screened with picket fences and/or vegetation and the screening of existing parking lots will be encouraged.

3.7.2.3 The feasibility of improving the efficiency and appearance of existing parking lots behind Yonge Street properties by reorganizing them and linking them will be investigated and the recommendations of such study will be implemented as possible.

3.7.2.4 The development of an underground parking garage, appropriately located and sited, will be encouraged.

### 3.8 STREETSCAPE AND LANDSCAPE

#### 3.8.1 Street Furniture

3.8.1.1 Benches, trash receptacles, bicycle racks, drinking fountains and public telephone booths will be provided as required. Their placement will be co-ordinated with regard to use and appearance. Street furniture will be designed as per the guidelines in Schedule B.

3.8.1.2 Bus shelter design will be appropriate to the district's character. Existing bus shelters will be replaced with appropriate looking structures.

3.8.1.3 Tree planting along Yonge Street will be encouraged to replace the concrete planters.

#### 3.8.2 Street and Other Outdoor Lighting

3.8.2.1 Street and other outdoor lighting will be appropriate in design and light intensity to the function of the street, i.e. Yonge Street will be the brightest lit.

- 3.8.2.2 The design and placement of outdoor public lamps will be co-ordinated through the development of a lighting plan in consultation with the Town of Vaughan. The location of street lamps will be arranged to take account of and not mask significant buildings.
- 3.8.2.3 The design of new lamps will be appropriate to both the district's character and contemporary needs as defined in Schedule B.
- 3.8.2.4 Street lamps will, when required, be replaced with ones appropriate to village character, traffic demand and pedestrian need.
- 3.8.2.5 Utility wires will be buried along Yonge Street whenever possible and street lamps replaced.

3.8.3 Trees

- 3.8.3.1 A tree inventory and preservation and replacement plan will be prepared.
- 3.8.3.2 Mature trees along streets and lanes in the public right of way will be preserved wherever possible.

The burial of utility wires will be considered if the drastic shaping of trees to free wires is deemed necessary.

Mature trees on the Don River slopes will be preserved and barren parts will be planted, where appropriate.

3.8.3.3 Trees traditionally planted in the district - sugar maples, black locusts, horse chestnuts, silver maples and Norway spruce - will be planted along streets. Street trees will not be planted so as to mask significant buildings from street view and this should be taken into account in any overall tree planting scheme.

3.8.4 Fences

3.8.4.1 Picket fences will be preserved where found and the erection of new picket fences encouraged.

3.8.4.2 Fence materials will be regulated as per the guidelines in Schedule B.

3.9 LAND USE

3.9.1 Residential land use will remain predominant in the district. John, Colborne and Eliza Streets and Leahill and Deanbank Drives will continue to be residential streets. Church and Sumner Lanes will continue to be streets with both residential and institutional character.

3.9.2 Commercial land use will be restricted to properties along Yonge Street.

3.10.4 Village Trail

A system of walking trails and paths running along the Don River and connecting Yonge and John Streets will be developed as possible.

3.10.5 Village Pump

The village pump in front of 74 John Street will be preserved.

3.11 COMMUNITY PRIDE AND INFORMATION

3.11.1 A programme for the promotion of the ideals of the district will be developed.

3.11.2 Information about the district, the plan and technical matters will be made readily available to residents and anyone interested.



**Part 4**  
**Implementation**

4.1

DESIGNATION OF THE HERITAGE CONSERVATION DISTRICT

The Town of Markham Council will pass a by-law to designate the area defined in Schedule A as a heritage conservation district. Prior to designation, the plan will be made widely known and be reviewed in the following ways:

1. Heritage Markham's endorsement of the plan;
2. Council's endorsement of the plan by by-law;
3. circulation of the plan to municipal departments and agencies, local citizens' groups, the Town of Vaughan and certain provincial ministries and agencies;
4. a public meeting.

Within fourteen days of passing the district designating by-law, Council will apply to the Ontario Municipal Board for approval. The by-law cannot come into force without Ontario Municipal Board approval after a public hearing.

4.2

REVIEW PROCEDURE

4.2.1

As it is the intent of Council to make the review of proposed works as simple, fast, fair, open and democratic as possible, the following procedure is established.

4.2.2

Council will appoint and be advised by a "Thornhill-Markham Heritage Conservation District Advisory Committee," (hereinafter called the advisory committee) when reviewing and approving proposed works in the heritage conservation district. The advisory committee will include representatives from the residents of the district

and the business community, a member of Council and staff. A representative of the Town of Vaughan will be invited. A majority of the advisory committee's members will be nominated by Heritage Markham (the Local Architectural Conservation Advisory Committee).

4.2.3 A heritage permit (i.e. a heritage permit application marked approved) will be necessary for any of the works so listed in this plan. For the works specified in this plan, Council will issue a heritage permit, specifying the work approved, with any changes or conditions. No building permit, or other required permit, will be issued in the district without a heritage permit.

4.2.4 In addition to heritage permit applications, all matters relating to the official plan, zoning, site plan control, severances, variances, sign approvals, licenses, demolitions, etc. will be submitted to the advisory committee. Furthermore, all municipal and public works, such as street improvements, utility locations, lights, signs, landscaping embellishments, etc., and including all activities of the provincial and federal governments in the district, will require review by the advisory committee. Notwithstanding any of the above, and in addition thereto, applications under the Planning Act, Municipal Act, The Ontario Building Code and other statutes, and under any of the by-laws and regulations of the Town of Markham, are still required to be submitted and are subject to the normal processes of review and approval and appeal.

4.2.5 Part V of the Ontario Heritage Act (heritage conservation districts), Section 40 of the Planning Act (site plan control), Section 210 (141-144) and Section 313 of the Municipal Act (signs, trees) and corresponding municipal by-laws provide authority for the review procedure outlined below.

4.2.6 Approval and Appeal

1. Heritage permit applications will be submitted to the Planning Department.
2. The heritage planner processes the applications, obtains the advisory committee's comments (through the heritage co-ordinator), and makes a recommendation to Planning Committee or Council (attaching the advisory committee's recommendation).
3. Planning Committee or Council decides on the application and directs issuance of the heritage permit by staff.
4. Cases of dispute, over a decision or a condition, should be taken to and dealt with by Council.

4.2.7 Proposals concerning eight properties, which have been designated under Part IV of the Ontario Heritage Act and which are surrounded by the heritage conservation district (see the Study), will be treated the same as if they were proposals concerning district properties.

4.2.8.1 The following types of proposals defined below require a heritage permit. NOTE THAT ALL INTERIOR WORK (EXCEPT STRUCTURAL REPAIR THAT AFFECTS EXTERNAL APPEARANCE) IS EXEMPT.

1. EXISTING BUILDINGS -

- demolition;
- removal to a different location on site or to another site;
- structural repair that affects external appearance;
- additions including porches and verandahs;
- new chimneys;
- new or different facing (cladding) materials and treatment of walls and roofs;
- masonry cleaning;
- new or different windows and doors and their details;
- changes to cornices;
- changes to architectural decoration;
- skylights;
- awnings;

2. NEW STRUCTURES -

- new buildings;
- new garages and other large outbuildings;
- small outbuildings in the front yard;
- new or extended fences;
- tennis courts;
- parking lots;
- front yard patios;
- television satellite dishes;
- permanent lamp installations;
- other mechanical equipment;

3. SIGNS;
4. PLANTING OF TREES IN THE PUBLIC RIGHT OF WAY;
5. ALL OTHER ABOVE GROUND PUBLIC WORKS;
6. PAINTING IN COLOURS NOT LISTED IN THE PLAN AS BEING ALWAYS APPROPRIATE; (see below).

4.2.8.2 Painting

A heritage permit will be required for the painting of core area buildings and significant buildings outside the core if the colours(s) chosen is not one of those listed in the plan as being always appropriate.

4.2.8.3 Exemptions

Heritage permits will NOT be required for:

- all interior work except structural repair that affects external appearance;
- repair of broken window panes;
- weatherstripping;
- masonry repointing;
- eavestrough repair;
- roof repair;
- chimney repair;
- fence repair;
- new storm windows and doors;
- back yard patios, garden and tool sheds, gazebos, dog houses and other small outbuildings in the back yard;
- planting of vegetation outside the public right of way;

-painting in colours listed in the plan as being always appropriate.

While the installation of storm windows and doors is exempt from review, encouragement will be given to storm windows and doors that do not obscure the design of original windows and doors in significant buildings.

4.3 FEES

There will be no fee for a heritage permit. A graduated fee schedule will be adopted for site plan control applications. Fees are applicable for building permits.

4.4 REVIEW OF PLAN

Each year, the advisory committee will prepare an annual report and submit it to Council.

4.5 AMENDMENTS TO THE PLAN

The policies of this plan (Part 3) may be amended only by by-law after consultation, plan circulation and a public meeting. The other parts of the plan, including the schedules and appendices, may be amended by a resolution of Council upon the recommendation of the advisory committee.

4.6 PUBLIC MEETINGS

Public meetings may be held by Planning Committee or the advisory committee on matters of sufficient importance or public interest.

4.7 CO-ORDINATION

The heritage co-ordinator, assisted by the heritage planner and reporting to the Planning Director, will be responsible for co-ordinating the implementation of the plan.

4.8 ENFORCEMENT

The Town of Markham will enforce the plan through Section 69 of the Ontario Heritage Act, Section 66 of the Planning Act and Section 321 of the Municipal Act.

4.9 OTHER BY-LAWS

The zoning and sign by-laws will be reviewed in order to achieve the objectives of this plan. The Town of Markham will seek to preserve significant buildings through the relaxation of zoning requirements, where appropriate. A tree by-law for the preservation and regulation of planting of trees in the public right of way will be considered. The Town of Markham will support the designation of a Yonge Street business improvement area under Section 217 of the Municipal Act and will encourage the Town of Vaughan to support a similar business improvement area on the Vaughan side.



4.10 FUNDING

4.10.1 The Town of Markham will take advantage of the provincial and federal governments' financial assistance programmes for work in the district. Assistance for building repair and restoration, aesthetic improvements to incompatible buildings, redevelopment and other new compatible construction, preservation feasibility studies and other research, the improvement of community facilities, property acquisition, landscape conservation and enhancement, streetscape improvements, and the erection of commemorative signs, will be pursued.

4.10.2 The heritage co-ordinator will maintain an up-to-date list of funding programmes.

4.10.3 Property owners will be encouraged to apply for loans from the Town of Markham Heritage Fund for heritage work to their buildings.

4.10.4 The following kinds of work and specific projects described in the plan will be considered most deserving of financial resources:

1. emergency repair of significant buildings;
2. preservation of significant buildings threatened by demolition;
3. restoration of Yonge Street buildings of architectural and historical significance and repair and restoration work to St. Vladimir's Church;
4. repair and restoration of other significant buildings;
5. redevelopment of the Yonge and John Streets site.

Consideration will be given to providing assistance for other projects in the district and to any district property owner.

# Schedules



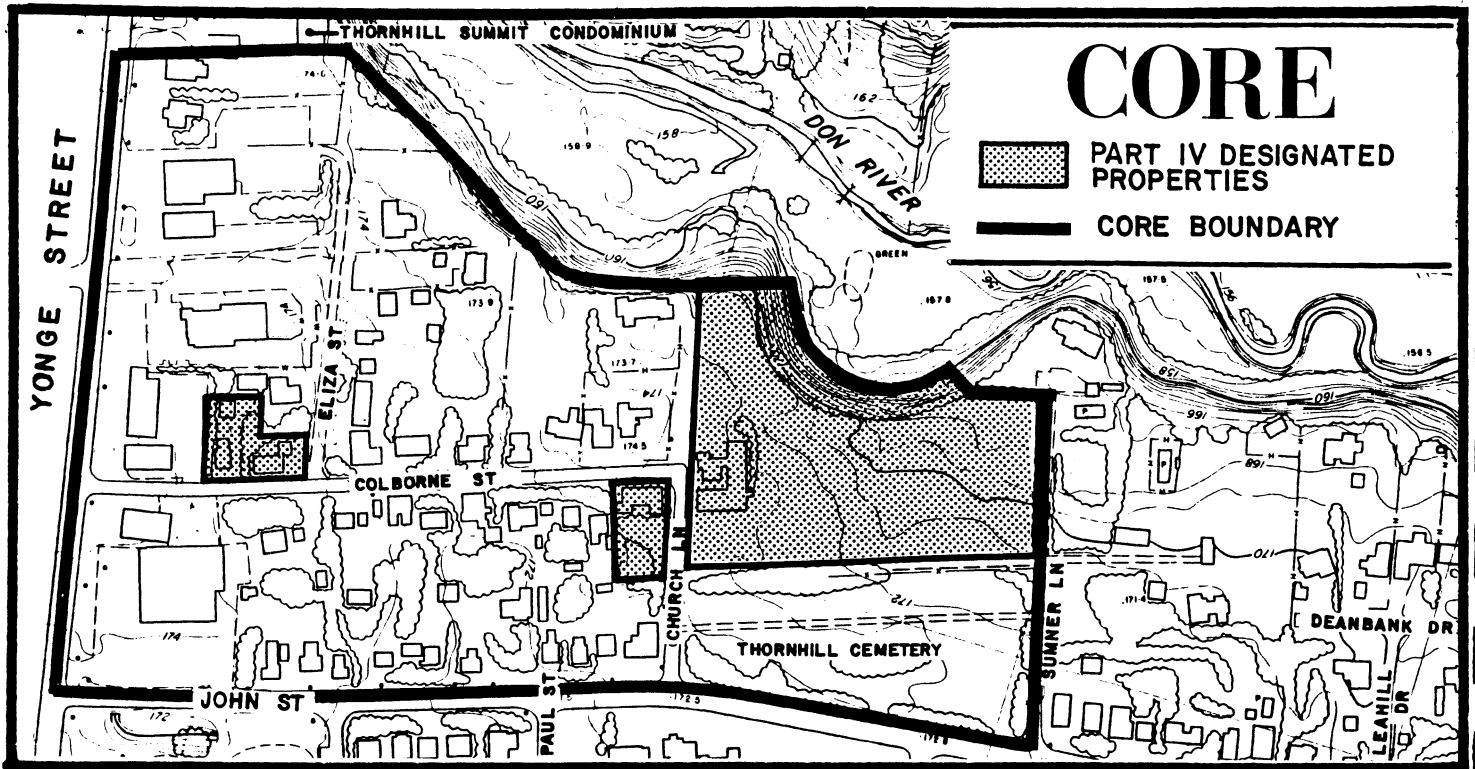
# DISTRICT

 PART IV DESIGNATED PROPERTIES

 HCD BOUNDARY

## THORNHILL - MARKHAM HERITAGE CONSERVATION DISTRICT

### SCHEDULE A



THORNHILL - MARKHAM HERITAGE CONSERVATION DISTRICT

SCHEDULE A

SCHED. A - 2nd. OF 2 PAGES

**SCHEDULE B - DETAILED DESIGN GUIDELINES**

**B.1 MATERIALS**

**B.1.1 Significant Buildings**

**The application of aluminium and vinyl sidings to existing buildings on the list of significant buildings is not supported.**

**B.1.2 New Construction**

**B.1.2.1 Board and batten, narrow clapboard and horizontal wood siding in historical configurations will be given preference over other wall cladding materials on new buildings. Wall cladding materials (excepting foundations) which will not be used for new buildings include:**

- insul brick;**
- tar paper;**
- stone or artificial stone;**
- concrete block or concrete brick;**
- pre-cast or poured concrete;**
- terra cotta;**
- glazed tile;**
- and metal and vinyl siding**

**Where brick is used, it will match or approximate in colour, size and texture, brick used on significant buildings.**

A new wood-clad surface will not be left its natural colour but will be painted.

B.1.2.2 Wood shingle roofs will be preferred on new buildings. Asphalt shingle roofs will be considered a compatible, second choice. Roof cladding materials which will not be used for new buildings include: tile, plastic and other synthetics, and sheet metal.

B.2 WINDOWS AND DOORS

B.2.1 Significant Buildings

Encouragement will be given to storm windows and doors that do not obscure the design of original windows and doors in significant buildings.

B.2.2 New Construction

Except in special cases, new buildings will show more solid wall than window and door space. Windowless facades, however, will not be permitted. Flat-headed windows will be preferred for new buildings except in an addition where the existing significant building may have pointed or segmentally-arched window heads. Symmetry of windows and door in the street-facing front of new buildings, especially houses, will be encouraged, i.e. a central doorway. Shutters will be made wide enough to cover the window face when they are closed over it.

B.3 PAINT COLOURS

B.3.1 Definition

The colours listed below are always considered historically appropriate in the district.

B.3.2 Body and Trim

The body of core buildings and significant buildings outside the core may carry any one of the following colours without a heritage permit (see Section 4.2), and the same for the trim:

- .white;
- ."historical" white;
- .cream;
- .buff;
- .pearl grey (a whitish or bluish grey);
- .light lemon yellow;
- .pale green;
- .pale greyish blue.

Notwithstanding the above guideline, encouragement will be given for buildings which are now painted white to remain white.

Early in the nineteenth century, the body and trim of buildings were painted the same colour. Later in the nineteenth century, body and trim were almost always painted differently. Thornhill's plain cottages, following early nineteenth century styles, were probably painted the same colour - body and trim. Painting in one colour also makes relatively small buildings look bigger. Today in the district,



the body and trim of significant frame buildings are usually painted the same. It is up to the owner to choose between painting the body and trim the same or painting them differently.

B.3.3 Shutters

Shutters on core buildings and significant buildings outside the core may carry any one of the following colours without a heritage permit:

- .Brunswick green (a bright green), bronze green, bottle green, verdigris (a bluish green like copper rust), "shutter" green, or Brookwood green (a dark green);
- .sky-blue, or Prussian blue (a deep blue);
- .yellow ochre (a brownish yellow), or chrome yellow (a rich and brilliant yellow);
- .Venetian red (iron rust), or Spanish brown (a dark, dull red);
- .dark medium brown, or umber (a dark brown);
- .medium grey, or slate grey;
- .black.

B.3.4 Doors

Doors (but not doorway trim such as pilasters, the entablature, etc.) on core buildings and significant buildings outside the core may carry any one of the following colours without a heritage permit:

- .white;
- ."historical" white;
- .cream;
- .buff;
- .bronze green, bottle green, or Brookwood green;

- .Prussian blue;
- .medium grey, or slate grey;
- .dark medium brown, or umber;
- .Spanish brown;
- .black;
- .oak grain.

B.3.5 Reference

Paint chips illustrating the above colours will be available for reference at the Thornhill Village Library, Heritage Markham Office, the Town of Markham Planning Department and elsewhere as appropriate.

B.4 SIGNS

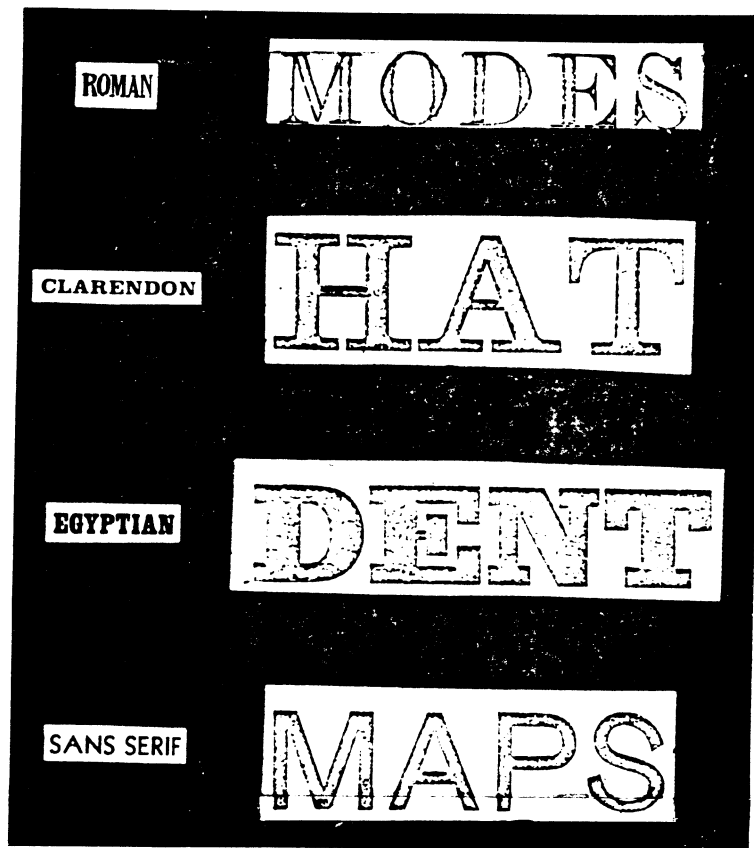
B.4.1 A sign will be sized in keeping with the building on which it hangs or near which it is secured in the ground.

B.4.2 The following kinds of signs will be permitted: pictorial (emblematic, "trade symbol") signs, either flat-fixed or projecting; flat-fixed, lettered fascia board signs; lettered projecting signs at street level; reverse-lettered gilded signs on windows; interior exposed neon tubing window signs; awning signs; ground-secured signs; banners; and, small back-lit (interior illuminated or box) signs flat-fixed, projecting or ground-secured.

Outdoor-mounted neon, rustic board, flashing light, moving message and mobile signs will be prohibited.

B.4.3 Wood will be the preferred material for signs.

- B.4.4 Signs with inappropriate decorative elements such as broken pediment heads will be discouraged.
- B.4.5 Fluorescent or very bright sign colours will be prohibited; black, white and umber colours will be encouraged.
- B.4.6 The use of capitals, the case that was overwhelmingly used before 1930, will be encouraged for letters on signs. Historically-appropriate letter styles such as Roman, Clarendon, Egyptian and sans serif styles will be encouraged. The use of Old English letters (black letter) will be limited to St. Vladimir's Church or other religious uses which may happen to locate in the district. The use of script letter styles will be discouraged.



B.4.7 Back-lit (interior illuminated or box) signs will be discouraged; illumination by exterior mounted lights such as small lamps or spotlights will be encouraged.

B.4.8 Signs will not hide architectural features such as windows, transom lights and ornamentation.

B.4.9 Due regard will be given to hanging signs so that the least amount of building material is damaged.

B.5 STREET FURNITURE

B.5.1 New benches will be deep green painted wood and black cast-iron, contour-type benches.

B.5.2 Existing benches will be repainted the same shade of green.

B.5.3 Trash receptacles will be coloured the same shade of green.

B.6 STREET LAMPS

The design of new lighting units in the district will meet the following objectives:

1. the lighting unit will preferably emit incandescent light, the traditional and most flattering artificial light source, if at all possible;

2. the lighting unit will resist damage by vandals;
3. the lighting unit will provide safety to pedestrians, property and/or vehicular movement;
4. the lighting unit will reflect district historical patterns or be appropriate to typical village conditions.

B.7

FENCES

The following kinds of fences will not be erected:

- rail fences;
- masonry walls;
- chain link fences visible from any street.

When chain link fencing is used, it should be black or dark green in colour.

White picket fences will be encouraged

SCHEDULE C - EXCEPTIONS

1. PAIN T COLOUR

The following buildings may be painted in the colours listed below without a heritage permit:

1. No. 14 Colborne Street - pioneer red;
2. The driving shed behind No. 104 John Street - its Redwood colour;
3. No. 11 Colborne Street - its Colonial Revival yellow colour;
4. In addition to any body and trim colour, the trim on St. Vladimir's Rectory - drab greenish yellow, straw, sand, medium grey (stone), greyish brown (earth), olive green, orangey-brownish yellow, golden brown, beige, rosy beige, clay, lighter medium brown, dark medium brown, rosy grey (heather), slate grey, bronze green, "shutter" green, Brookwood green, deep green or dark green.

# HERITAGE PERMIT APPLICATION

This permit application should be utilized by those persons possessing an individually designated heritage building and by those individuals possessing a building located within a heritage conservation district or the Markham Heritage Estates Subdivision. The type of external alterations which require a Heritage Permit are explained on the reverse of this application.

Applicants are requested to confirm their renovation plans with the Building Services Division to ensure a **Building Permit** is not required. The Heritage Permit is only used when no other permits or planning agreements are required. It should also be noted that a Heritage Permit does not supersede the requirements of the Ontario Building Code Act, the Municipal Act or the Planning Act.

Attachments to a Heritage Permit Application should include any drawing, specification or photograph that will provide the necessary visual and technical information by which the project can be properly evaluated.

There is no application fee for a **HERITAGE PERMIT**.

Municipal Address: \_\_\_\_\_

Registered Plan No: (if applicable) \_\_\_\_\_

**Owner of Property**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone No. Home \_\_\_\_\_ Business \_\_\_\_\_

**Agent for Project (if applicable)**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone No.: \_\_\_\_\_

**Description of Work to be Undertaken:**

(Attach drawings, specification, photographs or paint chip where necessary).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

**FOR DEPARTMENT USE ONLY**

DATE APPLICATION RECEIVED: \_\_\_\_\_

REVIEW AND APPROVAL

DATE

APPLICATION NUMBER

PLANNING STAFF \_\_\_\_\_

HERITAGE MARKHAM \_\_\_\_\_

COUNCIL \_\_\_\_\_

\_\_\_\_\_

ATTACHMENTS TO A HERITAGE PERMIT APPLICATION

The applicant will attach to his/her application any drawing, specification or photograph that will provide the necessary visual information by which the proposal can be evaluated. For example, for new buildings, it would be appropriate to provide:

- . two plans of the site and adjacent area - one existing and the other proposed showing buildings, vegetation and other landscaping, fences, patios, walkways, driveways, parking, loading areas, etc.
- . a ground floor plan;
- . conceptual elevations of all sides;
- . specifications describing external materials; and,
- . a conceptual perspective drawing showing the new building in relation to existing adjacent buildings.

For example, for additions to existing buildings, it would be appropriate to provide:

- . photographs (Polaroids acceptable) of the existing building's front, sides and back and a representative corner shot of the front and one side;
- . two plans of the site and adjacent area - one existing and the other proposed;
- . a ground floor plan;
- . conceptual elevations of all sides; and,
- . specifications describing external materials.