

Heritage Districts Work!

Heritage Conservation District Study
Markham Village - City of Markham
2009



Heritage Conservation District Study 2009

Prepared By

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The efforts of the volunteers were assisted and coordinated through cooperation between the ACO and the Heritage Resources Centre (HRC) at the University of Waterloo. Professor Robert Shipley is the Director of the HRC. The Project Coordinator, report manager and principal volunteer facilitator was Kayla Jonas. Additional data collection and research analysis was conducted by Jason Kovacs, Beatrice Tam and Martha Fallis. Administration and help was also provided by Marg Rowell, Chelsey Tyers, Paul Dubniak and Kirsten Pries.

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Thanks!

Markham Village Executive Summary

Introduction

- This study of Heritage Conservation Districts has been funded by the Ontario Trillium Foundation and is a joint effort among volunteers of the Architectural Conservancy of Ontario, the Heritage Resources Centre and volunteer historical societies across the province
- The Ontario Heritage Act enables municipalities to designate Heritage Conservation Districts (HCDs)
- Heritage Conservation Districts allow municipalities to guide future changes in these areas of special character
- 32 districts designated in or before 1992 were examined

Background of Markham Village Heritage Conservation District

- Located in the City of Markham
- Consists 548 residential and commercial buildings
- The district was designated in 1990
- Plan was written by Project Planning Limited

Study Approach

- Resident surveys were conducted through a mail out
- Land use mapping and a streetscape evaluation were conducted
- Sales history trends were collected from GeoWarehouse™ and analyzed
- Key stakeholders were interviewed
- Data on requests for alterations was collected

Analysis of Key Findings

- The district plan does not have clearly stated objectives
- The implied objective of the Heritage Conservation District Plan to maintain and conserve buildings has been met
- 60% of the people surveyed are very satisfied or satisfied with living in the district
- All requests for alterations were approved within six weeks
- The designation is not a factor in the real estate values of the area
- The Heritage Conservation District approach has been successful in maintaining the distinct areas of the district, as well as the overall heritage character
- Overall, the Markham Village Heritage Conservation District has been a successful planning initiative

Recommendations

- Track alteration requests in a comprehensive and easily accessible manner
- Create a policy to manage future traffic in the area

Table of Contents

Executive Summary

1.0 Introduction

- 1.1 Heritage Act and Designation
- 1.2 Rationale for Heritage Conservation District Study

2.0 Background of Markham Village Heritage Conservation District

- 2.1 Description of the District
- 2.2 Cultural Heritage Value of the District
- 2.3 Location of the District
- 2.4 Designation of the District

3.0 Study Approach

- 3.1 Resident Surveys
- 3.2 Townscape Survey
- 3.3 Real Estate Data
- 3.4 Key Stakeholder Interviews
- 3.5 Requests for Alterations

4.0 Analysis of Key Findings

- 4.1 Have the goals been met?
- 4.2 Are people content?
- 4.3 Is it difficult to make alterations?
- 4.4 Have property values been impacted?
- 4.5 What are the key issues in the district?

5.0 Conclusions

- 5.1 Conclusions
- 5.2 Recommendations

Appendices

- A- Tabular Results of Resident Surveys
- B- Land Use Maps
- C- Map of Views
- D- Photographs of Views
- E- Townscape Evaluation Pro Forma
- F- Real Estate Data
- G- Summary of Key Stakeholder Interviews
- H- Requests for Alterations

1.0 Introduction

1.1 Heritage Act and Designation

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings”¹. Districts can be areas that are residential, commercial, rural, industrial, institutional or mixed use. According to the Ministry of Culture “the significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and special elements to include important vistas and views between buildings and spaces within the district”².

The designation of a Heritage Conservation District allows municipalities to protect the special character of an area by guiding future changes. The policies for guiding changes are outlined in a Heritage Conservation District Plan that can be prepared by city staff, local residents or heritage consultants. A Heritage Conservation District Plan must also include a statement of objectives and guidelines that outline how to achieve these objectives³.

1.2 Rationale for Heritage Conservation District Study

Many people now consider the Heritage Conservation District to be one of the most effective tools not only for historic conservation but for good urban design and sound planning. At least 92 HCDs are already in existence in Ontario with the earliest designations dating back to 1980. While more are being planned and proposed all the time there is also a residual resistance to HCDs from some members of the public. Typically this resistance centres on concerns about loss of control over one’s property, impact on property values and bureaucratic processes. On the other hand, the benefits of HCDs, establishing high standards of maintenance and design, allowing the development of and compliance with shared community values and the potential for increasing property values, are not as widely perceived as might be the case.

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies were assisted by the Heritage Resources Centre (HRC) at the University of Waterloo to undertake a province wide research program to answer the question: have Heritage Conservation Districts in Ontario been successful heritage planning initiatives over a period of time?

Since it takes a period of time for the impacts of district designation to manifest this study concentrated on examining districts that are well established. Applying the criterion of residential, commercial or mixed use areas designated in 1992 or before there were 32 HCDs that the study examined. These districts are found in or near the following areas: Cobourg, Hamilton, Kingston, Ottawa, St. Catharines, Huron County, Brampton, Toronto, Ottawa, the Region of Waterloo and Thunder Bay.

¹ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

² Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

³ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 12

Figure 1 shows that the 32 districts have a wide geographic distribution and represent the various community sizes. The various types of districts which are part of the study are also evident.

| Geographical Distribution | | Community Size | | Type | |
|---------------------------|------|-----------------|------|-------------|-----|
| Northern | 1 | Small Community | 9 ~ | Commercial | 9~ |
| Eastern | 11 * | Medium Sized | 11 | Residential | 18* |
| Central | 12 | Large City | 12 * | Mixed | 5 |
| South Western | 8 ~ | | | | |
| | 32 | | 32 | | 32 |

* 5 of these districts make up the HCD known as Sandy Hill
 ~ 2 of these districts make up the HCD known as Goderich Square

Figure 1: Distribution of Heritage Conservation Districts under Examination

The study sought to answer the following specific questions in each of the 32 Heritage Conservation Districts:

- Have the goals or objectives set out in the District Plan been met?
- Are residents content living in the Heritage Conservation District?
- Is it difficult to make alterations to buildings in the Heritage Conservation District?
- Have property values been impacted by the designation of the district?
- What are the key issues in the district?

These questions were answered through the contributions of local volunteers from the Architectural Conservancy of Ontario branches, Historical Societies and local heritage committees as well as through communication with local municipal officials.

2.0 Background of Markham Village Heritage Conservation District

2.1 Description of the District

The Markham Village Heritage Conservation District consists of three sub-districts centred on Main Street in the Town of Markham namely; Vinegar Hill, Markham Village and Mount Joy. The HCD straddles Main Street (Hwy. 48) in the Town of Markham. Vinegar Hill consists of two residential areas on either side of Main Street and the broad valley and associated open space of the Rouge River. Markham Village is bounded by two creeks, Robinson Creek to the west and Bramble Creek to the east. Mount Joy is bounded by the railway station and the old feedmill to the south and extends as far north as the 16th Side Road.

2.2 Cultural Heritage Value of the District

According to the Statement of Significance prepared for the Canadian Register of Historic Places (www.historicplaces.ca) the cultural heritage value of Markham Village is:

Vinegar Hill consists mainly of the natural environment and the open space of the Rouge Valley. Rouge River and the dam provided the water to power the saw and grist mills, and the flat lands of the valley provided the sites for these early industries. Markham Village is located between two historic creeks, Robinson Creek to the west and Bramble Creek to the east.

Each sub-district possesses its own subtle but distinct character and ambience.

Vinegar Hill represents the oldest and most historic section of the Heritage Conservation District. The area was originally settled in early 19th century when Nicholas Miller built a saw and grist mill on the Rouge River in 1809. Rouge Street and Princess Street were consequently laid out in 1856; the land was cleared out to make room for the mills and cottages for workers.

Mount Joy is the youngest sub-district of the Heritage Conservation District, dating from the mid 19th century; however, it has the largest proportion of heritage buildings.

Vinegar Hill boasts of two residential areas, however, the majority of Vinegar Hill consists of natural landscape. The layout of Vinegar Hill is a function of earlier development; the clearing of the valley for the mills and cottages for the workers, and the street and lot layout to take advantage of the open space and valley of the Rouge River. Residential buildings of Vinegar Hill consist primarily of houses built from 1940-1970, however, several 19th century homes and structures remain. The historic house styles include Ontario Cottage, Ontario Vernacular and Farmhouse style. The majority of the heritage buildings are one or one-and-a-half-storeys with pitched gable roofs, however, a couple of the buildings have hipped roofs.

Markham Village consists of the commercial core and three residential areas. The small group of large residential houses on large lots north of the commercial area boast of Ontario Vernacular, High Victorian and Queen Anne styles. The commercial buildings in this area are primarily two-storey Ontario Vernacular style. The residential section on both sides of Main Street near the railway station are primarily two-storey Ontario Vernacular style with Neo-classical, Regency, Georgian, Italianate and High Victorian features. The commercial core is predominantly Ontario Vernacular, however, Queen Anne and Second Empire styles can also be seen to the south.

Mount Joy consists mainly of properties on Main Street and Peter Street. Almost all buildings are Ontario Vernacular or Farmhouse style.

2.3 Location of the District

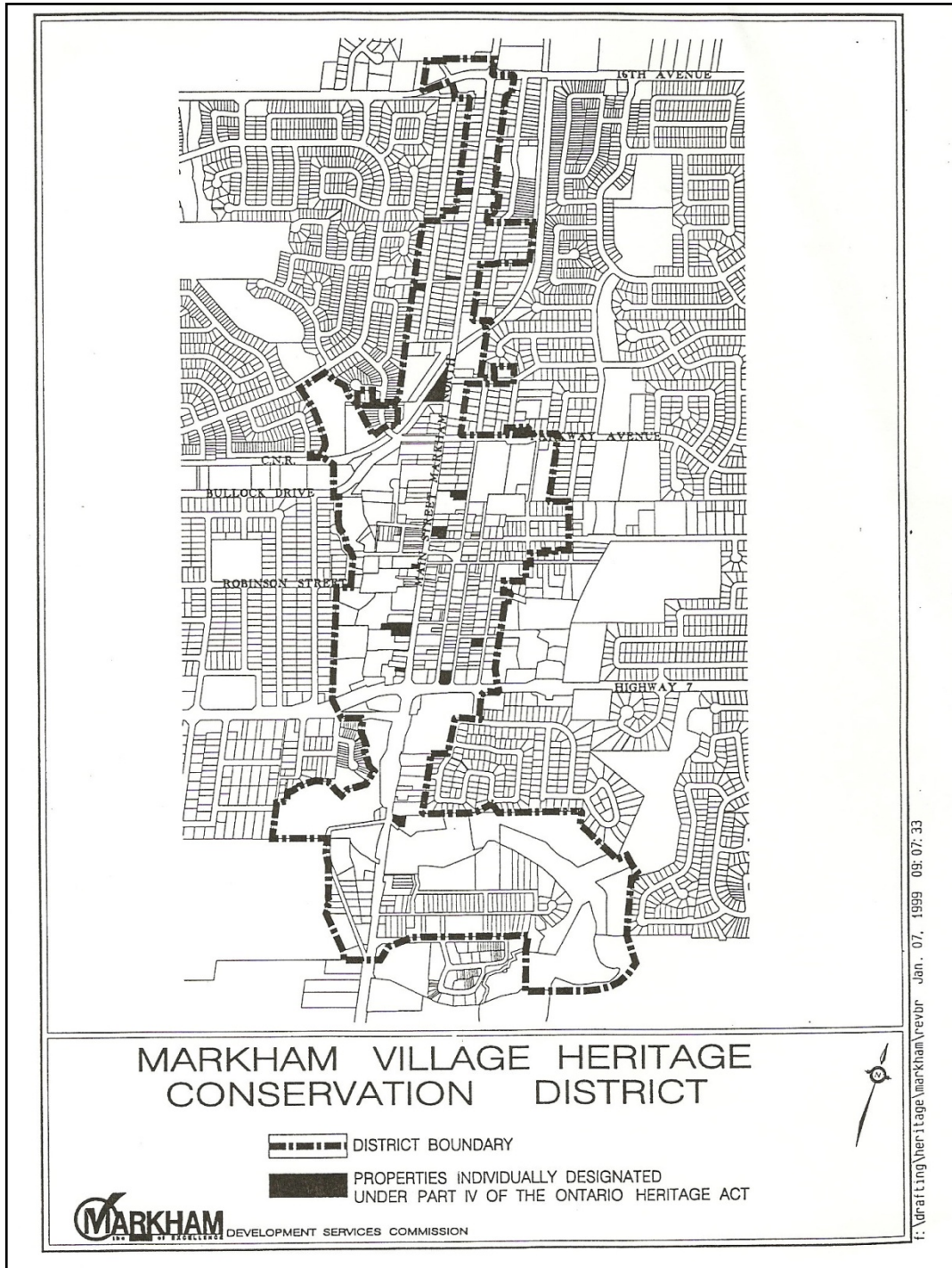


Figure 2: Map of Markham Village Heritage Conservation District

2.4 Designation of the District

According to the stakeholder the designation of Markham Village was initiated by citizens who were concerned about heritage and the quality of life. The Markham Village Heritage Conservation District is protected by By-law 120-90 which was passed on May 22, 1990. The designation was approved by the Ontario Municipal Board under the 1980 *Ontario Heritage Act* on October 15, 1991.

The Markham Village Heritage Conservation District Plan was prepared for the City of Markham by Project Planning Limited. The Heritage Conservation District Plan contains sections describing the general urban character, building policies and site design guidelines.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Markham Village Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living in the district. These surveys were conducted as part of a Master's Thesis completed by Marcie Snyder. The surveys were delivered to a random sample of properties. They were hand delivered to mailboxes with return postage. Seventy-three of 271 people answered surveys, representing a 26.94% response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of Markham Village was conducted in September 2008. The purpose of this survey is to provide an objective way to evaluate streetscapes. There are two elements to the survey; land use mapping and a streetscape evaluation. Land use maps, which represent the current use of buildings in the district, were produced for Markham Village (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. A total of 30 views were photographed and evaluated (see Appendices C and D). The summary of the scores is included as Appendix E.

3.3 Real Estate Data

Sales history trends for properties within each Heritage Conservation District under study were calculated and compared against non-designated properties in the immediate vicinity of each district. Sales records spanning an average 30 year period range were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used by real estate professionals.

Properties with more than one record of sale were plotted on graphs and compared with the average sales figures for non-designated properties. A number of sales property averages were obtained for each "non-designated area" within a 1 km radius from the district. The mean selling price for these property averages, which were also obtained through GeoWarehouse™, were calculated and plotted against each district unit sales record (see Appendix F)⁴. It was expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of city-wide sales trends would provide a more accurate comparative record to show how the district designation status itself affects property values. Aside from the locational factor (*i.e.* properties located within an district), it must be recognized that this study did not take into account a variety of other issues that can also affect sales prices (*e.g.* architecture, lot size, *etc.*).

3.4 Key Stakeholder Interviews

People of who had special knowledge of each district were interviewed for their experiences and opinions. These stakeholders often included the local planner, the chair or a member of the Municipal Heritage Committee and members of the community association or BIA. One person was interviewed over the phone for the Markham Village Heritage Conservation District. A summary of the responses is included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

⁴The method for obtaining the average sales price for non-designated areas within the 1 km radius was adjusted according to the number of properties within a Heritage Conservation District. For example, to obtain figures on non-designated areas, average sales histories within a 1 km radius from the largest districts (201-600 properties) were obtained using every fiftieth district property as a basis for calculating each area sales record. The mean average of these sales records were subsequently calculated and used as the comparative sales history trend on each graph. Every fifth, tenth, and twenty-fifth property were used to find the immediate average sales histories within a 1 km radius for smaller districts with 1-10, 11-100 and 101-200 properties respectively.

3.5 Requests for Alterations

With respect to the requests for alterations within the Heritage Conservation Districts, the study wished to answer these questions in each district:

- How many applications for building alterations have been made?
- How many applications have been approved or rejected?
- How long did the application process take for individual properties?
- What type of changes were the applications for?

For the Markham Village Heritage Conservation District, the information about the number of applications for alterations and their time for approval was only available from the City of Markham. A list was produced manually using information stored in a binder regarding alteration requests. This list includes requests for alterations from 1992 until 2007. A summary of this information is presented in Appendix H.

4.0 Analysis of Key Findings

4.1 Have the goals or objectives been met?

The Markham Village Heritage Conservation District does not have a plan with clearly stated goals or objectives to measure the progress of the site over time.

It can be assumed that the goal of the district was to conserve the historic buildings within its boundaries. Drawing on measures collected in the Townscape Survey, quality of conservation work, absence of dereliction, and few neglected historic features all scored well. This means that visually the area is well maintained and historic elements and buildings have been conserved. High scores in the categories of conserved elements and façade quality also contribute to the visual confirmation that buildings have been well maintained (see Figure 3). Consequently, the implied objective to conserve historic buildings has been met.

4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. Of the 17 people surveyed that lived in the area prior to designation 13 people stated that they were positive about the initiation of the district. This strong support has held up. Forty-seven of 70, or 60%, of people are satisfied or very satisfied with living or owning property in the district. Only six people (9%) were dissatisfied.

In addition to evidence from the surveys that people are content with the district, the Townscape Survey shows evidence of local pride. The categories of private planting and cleanliness scored high, which indicates that people take pride in their individual properties as well as the neighbourhood (see Figure 4).

4.3 Is it difficult to make alterations?

The data from the City of Markham show that between 1992 and 2007 most all of the applications were approved within six weeks (see Figure 5). The majority of applications were approved within two weeks. Clearly, the process for completing alterations to buildings in the City of Markham is neither difficult nor lengthy. The reason for this fast timeline might be because the City of Markham staff has delegated authority.



Figure 3: An example of a view with high scores in façade quality and conservation work



Figure 4: A clean street with private planting that shows local pride

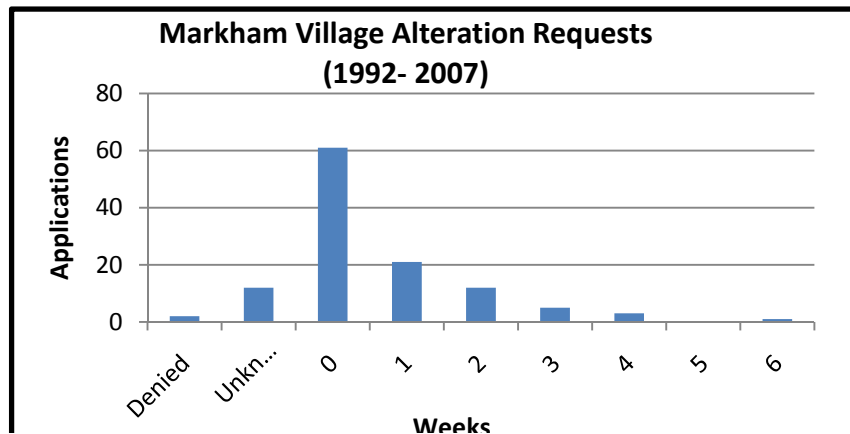


Figure 5: Alteration Requests for the City of Markham from 1992 until 2007

4.4 Have property values been impacted?

The data from GeoWarehouse™ indicated that 143 of 584 properties had sales histories. Of these 143 properties, a sample was taken to represent the district as a whole and graphed to determine the property value trajectories. A total of 48 properties were graphed. Of these 48 properties, 16 properties had above average sales value increases. Of the remaining properties, 21 had average sales history trajectories. Eleven of the properties performed below average. These numbers show that there is a few more above average than below, but overall the designation does not seem to have any influence on the properties values.

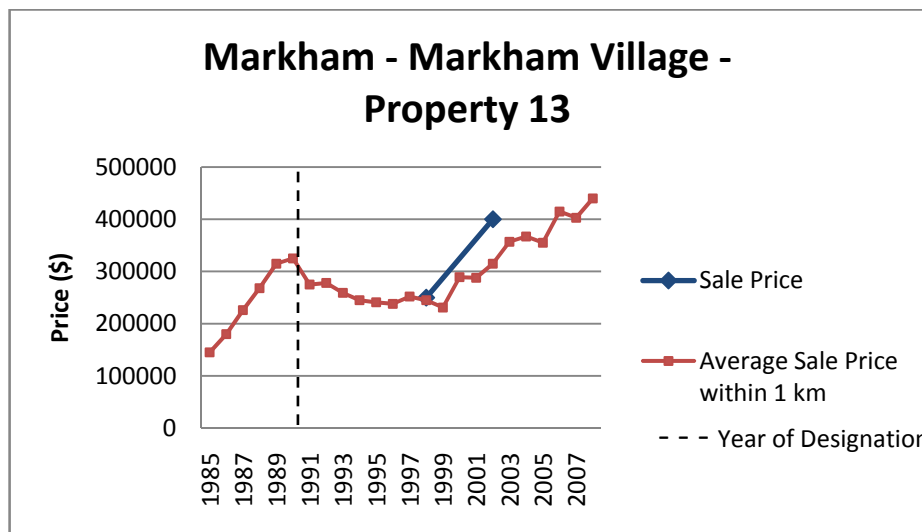


Figure 6: Above Average Sale History Trajectory

4.5 What are the key issues in the district?

a) Large Area

According to the stakeholder, one of the issues is that the district is very large and made up of district components that are coherent in themselves, but the district as a whole is not coherent. The district plan describes three sub areas: Mount Joy, Markham Village and Vinegar Hill. This district is unique because it contains distinct elements that are neither physically or functionally similar. However, the Heritage Conservation District approach has been successful in maintaining the character areas as well as preserving the overall heritage character of the district.

b) Traffic

According to the stakeholder, the district is very close to both Highway 7 and the 407. This proximity has caused some traffic related issues and may result in road widening in the future.

5.0 Conclusions

5.1 Conclusions

- The district plan does not have clearly stated objectives
- The implied objective of the Heritage Conservation District Plan to maintain and conserve buildings has been met
- 60% of the people surveyed are very satisfied or satisfied with living in the district
- All requests for alterations were approved within six weeks
- The designation is not a factor in the real estate values of the area
- The Heritage Conservation District approach has been successful in maintaining the distinct areas of the district, as well as the overall heritage character

Overall, the Markham Village Heritage Conservation District has been a successful planning initiative.

5.2 Recommendations

The following aspects of the district are areas for improvement:

- Track alteration requests in a comprehensive and easily accessible manner
- Create a policy to manage future traffic in the area

Appendices

Appendix A

Tabular Results of Resident Surveys

Note: These answers are adapted from Marcie Snyder's report "The Role of Heritage Conservation Districts in Achieving Community Improvement" (2008).

1. Do you live in a Heritage Conservation District?

Responses

| | Yes | Unsure |
|------------|-------|--------|
| Counts | 71 | 1 |
| Percentage | 98.61 | 1.39 |

2. Did you move here before or after the area was designated?

Responses

| | Before | After | Unsure |
|------------|--------|-------|--------|
| Counts | 25 | 42 | 5 |
| Percentage | 34.70 | 58.30 | 6.9 |

3. If you lived here before designation, how did you feel about it at the time?

Responses

| | |
|----------|----|
| Positive | 13 |
| Negative | 2 |
| Neutral | 2 |

4. If you came after the designation did the designation affect your decision to move here?

Responses

| | Yes | No |
|------------|-------|-------|
| Counts | 12 | 28 |
| Percentage | 30.00 | 70.00 |

5. Is heritage conservation important to you?

Responses

| | |
|----------|----|
| Yes | 55 |
| No | 3 |
| Neutral | 12 |
| Somewhat | 2 |

6. Has district designation helped to improve/revitalize the area?

Responses

| | Yes | No |
|------------|-------|-------|
| Counts | 37 | 30 |
| Percentage | 55.20 | 44.80 |

7. Have you made application(s) for building alterations?

Responses

| | Yes | No |
|------------|-------|-------|
| Counts | 26 | 46 |
| Percentage | 36.11 | 63.89 |

8. Overall, how satisfied are you with living in a HCD?

Responses

| | Mean Score out of 5 | Very Satisfied or Satisfied | Neither Satisfied or Dissatisfied | Dissatisfied or Very Dissatisfied | Do not Know |
|------------|---------------------|-----------------------------|-----------------------------------|-----------------------------------|-------------|
| Counts | 4.09 | 41 | 23 | 6 | 0 |
| Percentage | | 58.60 | 32.80 | 8.60 | 0.00 |

9. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

| | Mean Score out of 5 | Increased a Lot or Increased | No Impact | Lowered or Lowered A lot | Do not Know |
|------------|---------------------|------------------------------|-----------|--------------------------|-------------|
| Counts | 2.78 | 22 | 23 | 9 | 17 |
| Percentage | | 31.00 | 32.40 | 12.70 | 23.90 |

10. How has heritage designation affected local business?

Responses

| | |
|------------|----|
| Positive | 22 |
| Neutral | 18 |
| Negative | 6 |
| Don't know | 23 |

| | |
|--------------------|-------|
| Total Population | 271 |
| Participants | 73 |
| Participation Rate | 26.94 |

Appendix B
Land Use Maps

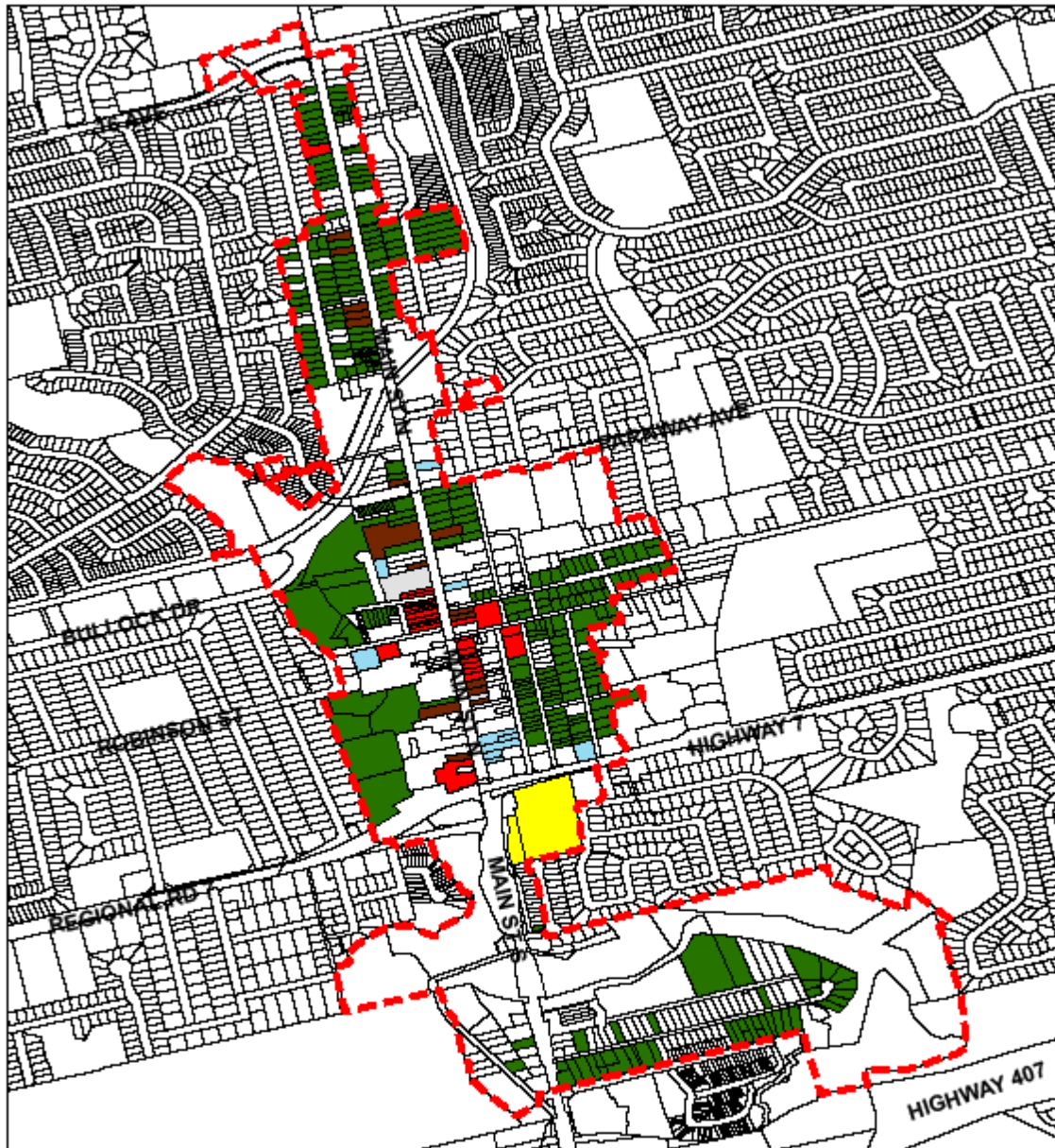
Ground Level Land Use in Markham Village Heritage Conservation District



| | | | |
|--------------------------|-----------------------|--------------------------|--|
| Legend | | | 0 100 200 400 600 800 1,000 Meters |
| HCD Boundary | Office / Commercial | Services | Author: Heritage Resources Centre January 30, 2009 Data provider: Teranet Inc. Coordinate system: |
| Not in HCD | Parking | Soft or hard landscaping | |
| Eating / Drinking Places | Public buildings | Under development | |
| Industrial | Residential | Vacant | |
| Land use not assigned | Retail (low end - DS) | Warehouse / Storage | |
| Leisure | Retail | | |



Second Floor Land Use in Markham Village Heritage Conservation District



Legend

| | | |
|--------------------------|-----------------------|--------------------------|
| HCD Boundary | Office / Commercial | Services |
| Not in HCD | Parking | Soft or hard landscaping |
| Eating / Drinking Places | Public buildings | Under development |
| Industrial | Residential | Vacant |
| Land use not assigned | Retail (low end - DS) | Warehouse / Storage |
| Leisure | Retail | |

0 112.5225 450 675 900 Meters

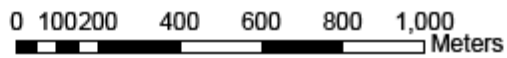
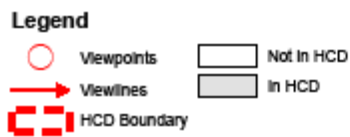
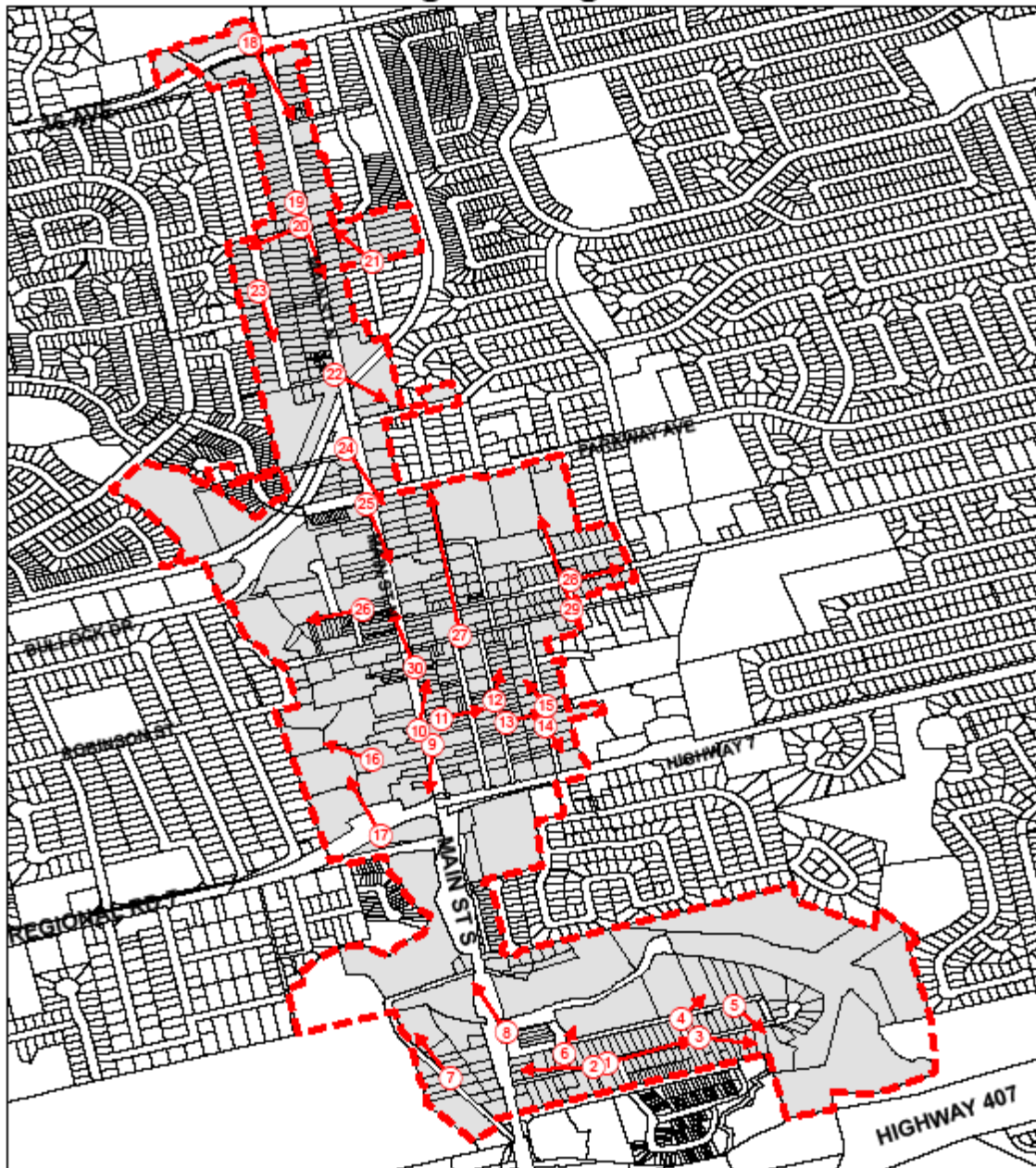
Author: Heritage Resources Centre
 January 30, 2009
 Data provider: Teranet Inc.
 Coordinate system:



Appendix C

Map of Views

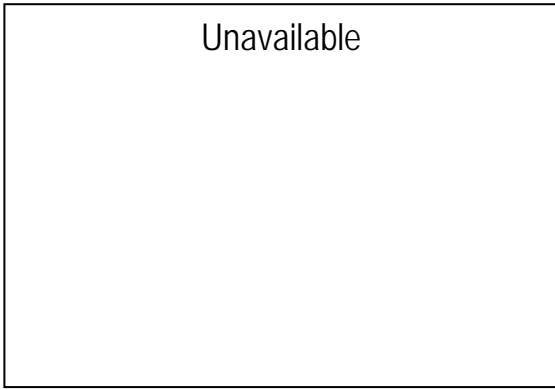
Views Markham Village Heritage Conservation District



Author: Heritage Resources Centre
 January 30, 2009
 Data provider: Teranet Inc.
 Coordinate system:



Appendix D
Photographs of Views



Unavailable

View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12



View 13



View 14



View 15



View 16



View 17



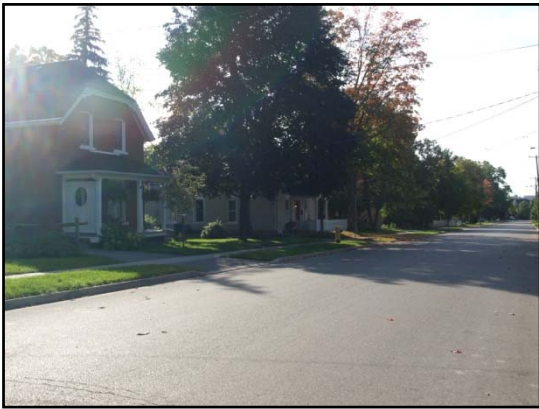
View 18



View 19



View 20



View 21



View 22



View 23



View 24



View 25



View 26



View 27



View 28



View 29



View 30

Appendix E

Townscape Evaluation Pro Forma

Heritage Conservation District Townscape Summary

Name of District: Markham Village HCD

Date: September 26, 2008

| | Score | Out of | % | Out of 5 |
|----------------------------------|-------|--------|-------|----------|
| A1-Pedestrian friendly | 97 | 145 | 66.90 | 3.3 |
| A2-Cleanliness | 115.5 | 150 | 77.00 | 3.9 |
| A3-Coherence | 106.5 | 150 | 71.00 | 3.6 |
| A4-Edgefeature Quality | 118 | 150 | 78.67 | 3.9 |
| A5-Floorscape Quality | 108 | 150 | 72.00 | 3.6 |
| A6-Legibility | 111.5 | 150 | 74.33 | 3.7 |
| A7-Sense of Threat | 107.5 | 150 | 71.67 | 3.6 |
| A8-Personal Safety: Traffic | 109.5 | 140 | 78.21 | 3.9 |
| A9-Planting: Public | 26 | 30 | 86.67 | 4.3 |
| A10-Vitality | 96.5 | 150 | 64.33 | 3.2 |
| A11- Appropriate Resting Places | 105 | 150 | 70.00 | 3.5 |
| A12-Signage | 94.5 | 130 | 72.69 | 3.6 |
| A13-Street Furniture Quality | 45.5 | 70 | 65.00 | 3.3 |
| A14-Traffic Flow Appropriateness | 112 | 140 | 80.00 | 4.0 |
| SUM A | 1353 | 1855 | 72.94 | 3.6 |

| | | | | |
|-------------------------|------|------|-------|-----|
| Impression Score | | | | |
| Aggregate Score | 2363 | 3265 | 72.37 | 3.6 |

Weather: Sunny

of Views: 30

| | Score | Out of | % | Out of 5 |
|-----------------------------|-------|--------|-------|----------|
| B15-Advertising, In keeping | 32 | 50 | 64.00 | 3.2 |
| B16-Dereliction, Absence of | 120 | 150 | 80.00 | 4.0 |
| B17-Detailing, Maintenance | 118 | 150 | 78.67 | 3.9 |
| B18-Facade Quality | 109 | 145 | 75.17 | 3.8 |
| B19-Planting: Private | 87.5 | 125 | 70.00 | 3.5 |
| SUM B | 466.5 | 620 | 75.24 | 3.8 |

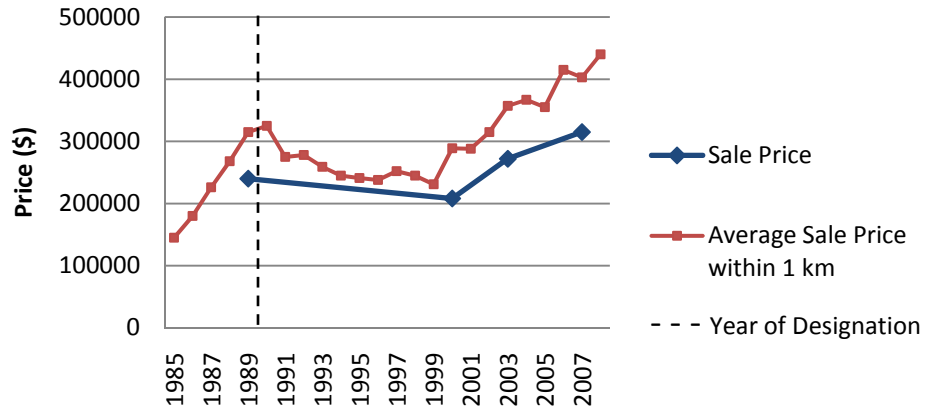
C. Heritage in View

| | Score | Out of | % | Out of 5 |
|-----------------------------------|-------|--------|-------|----------|
| C20-Conserved Elements Evident | 112.5 | 145 | 77.59 | 3.9 |
| C21-Historic Reference Seen | 80 | 145 | 55.17 | 2.8 |
| C22-Nomenclature/Place Reference | 84 | 140 | 60.00 | 3.0 |
| C23-Quality of Conservation Work | 112.5 | 150 | 75.00 | 3.8 |
| C24-Quality of New Development | 40 | 65 | 61.54 | 3.1 |
| C25-Historic Features, Maintained | 114.5 | 145 | 78.97 | 3.9 |
| SUM C | 543.5 | 790 | 68.80 | 3.4 |

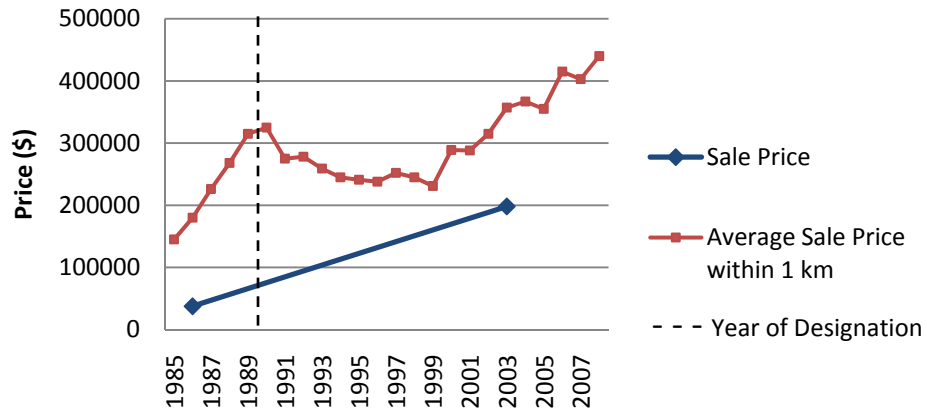
Appendix F

Real Estate Data

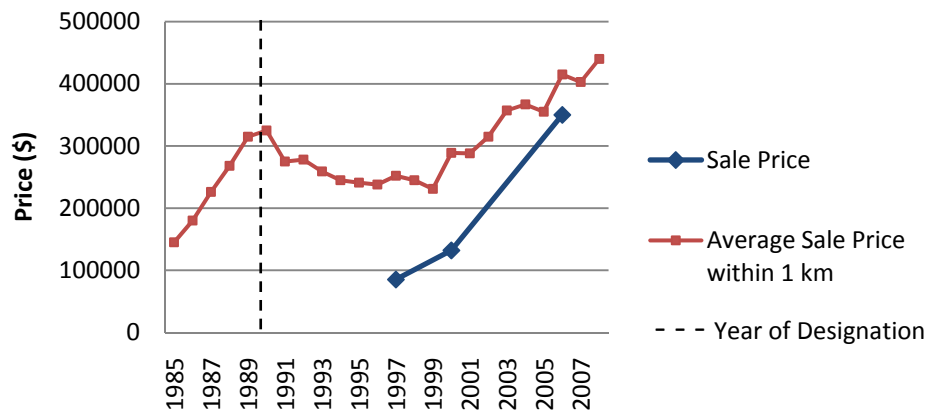
Markham - Markham Village - Property 1



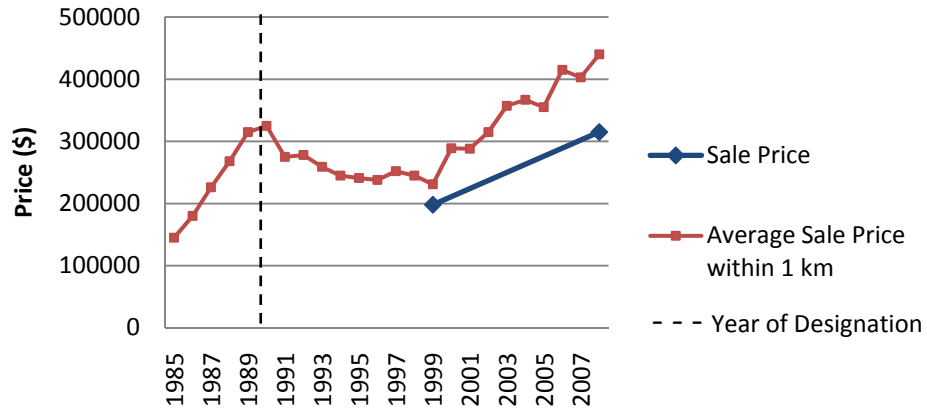
Markham - Markham Village - Property 4



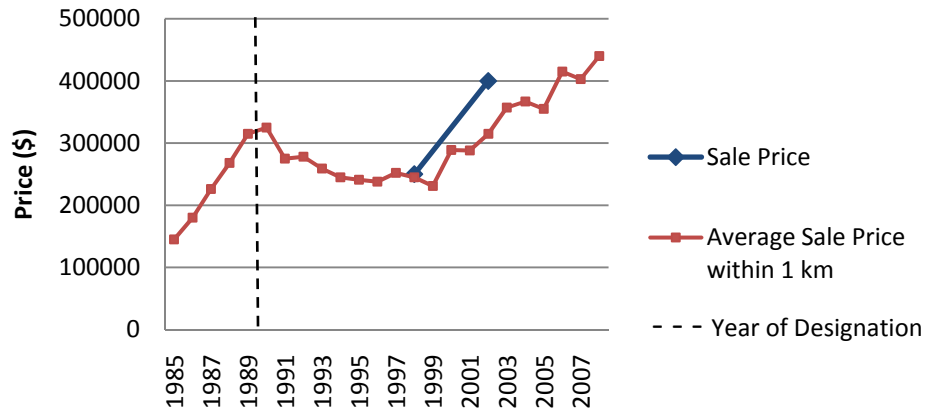
Markham - Markham Village - Property 7



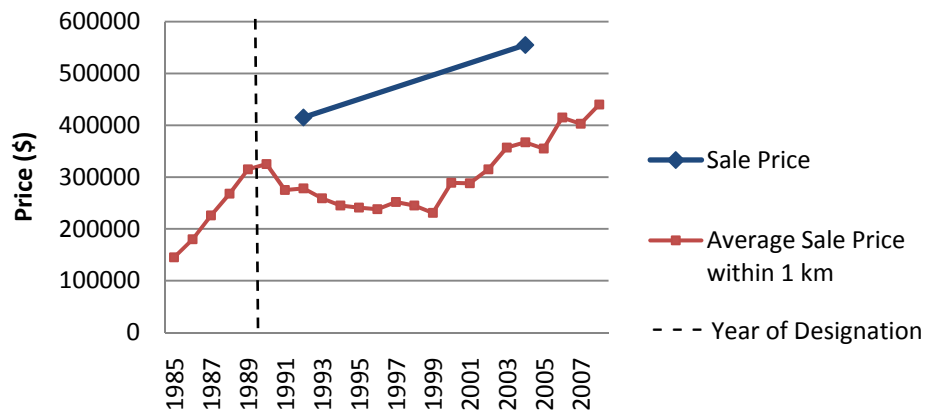
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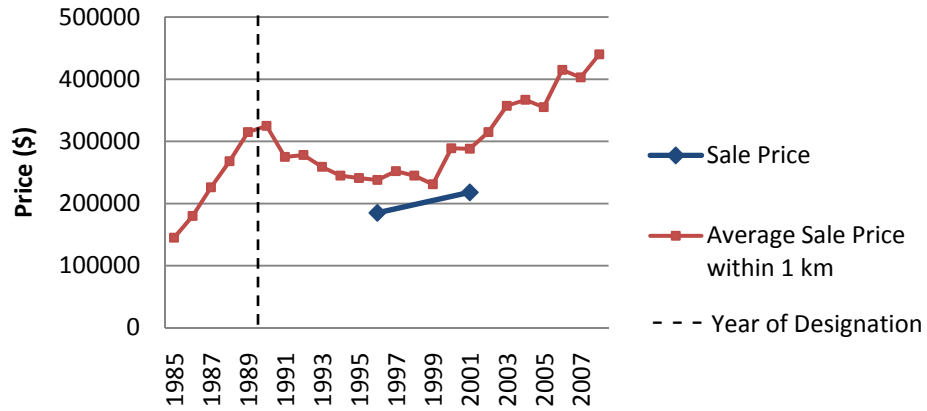
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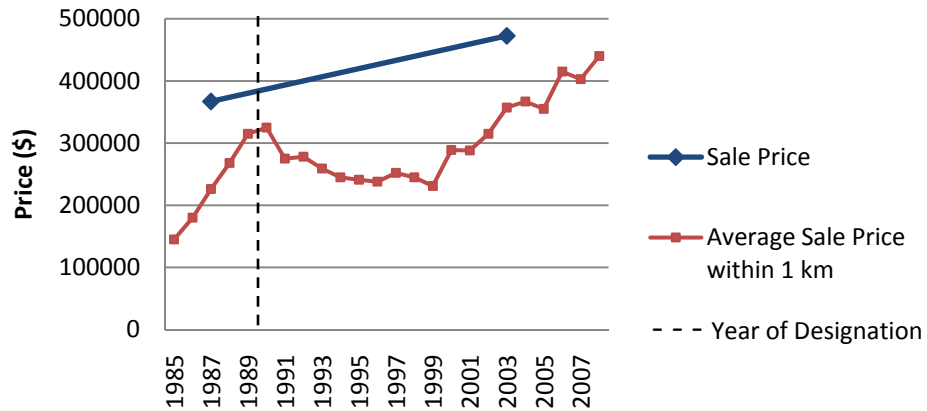
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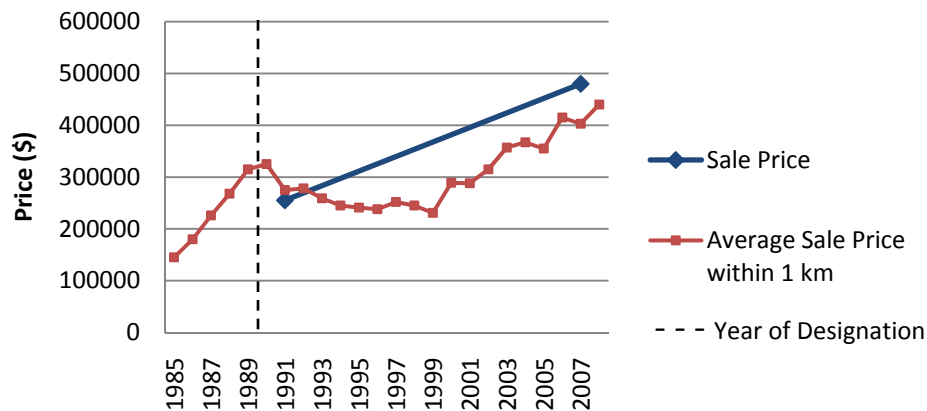
Markham - Markham Village - Property 19



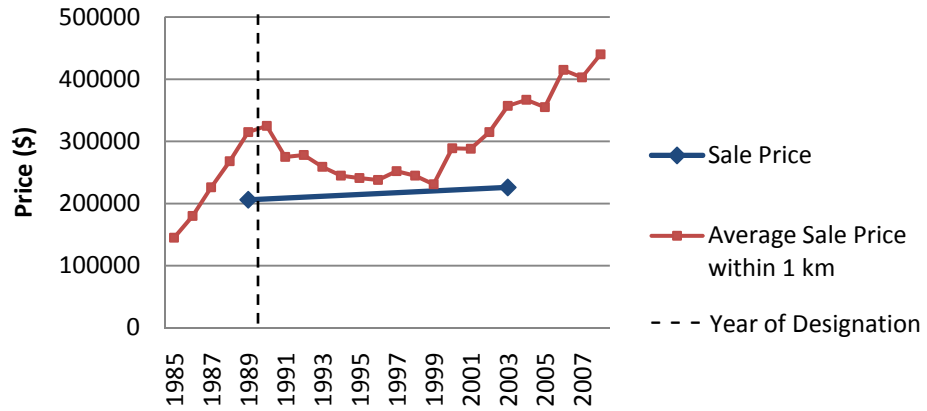
Markham - Markham Village - Property 22



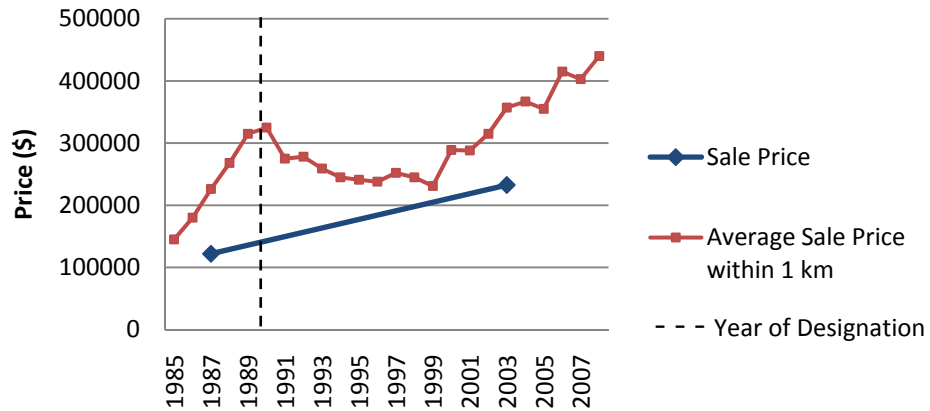
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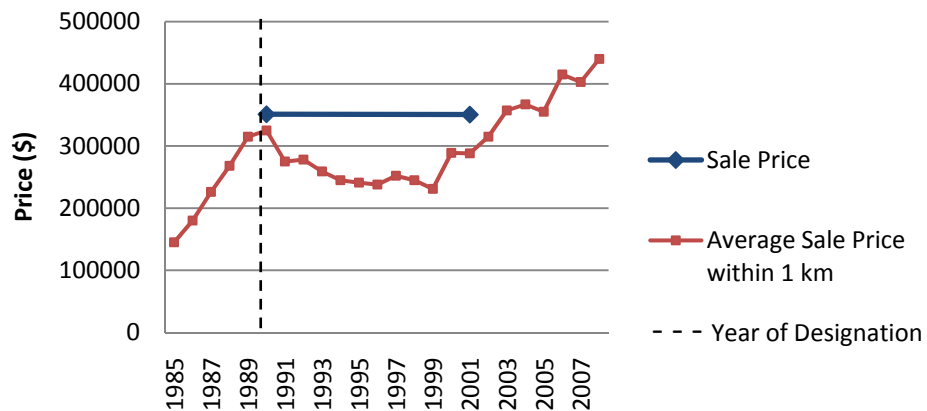
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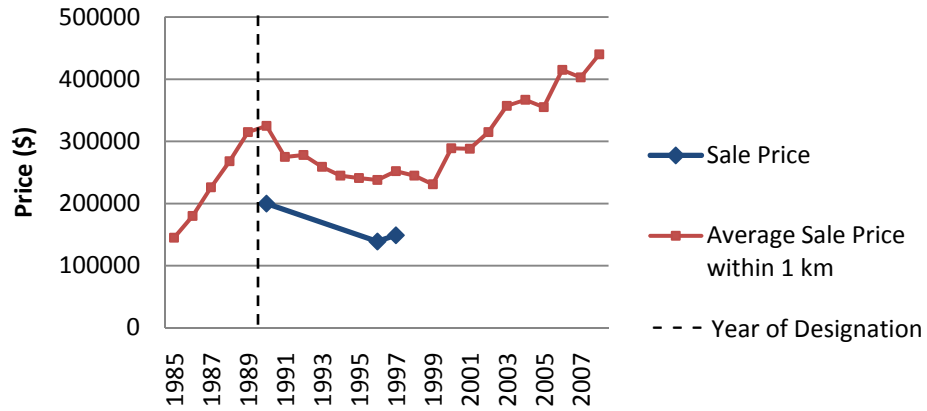
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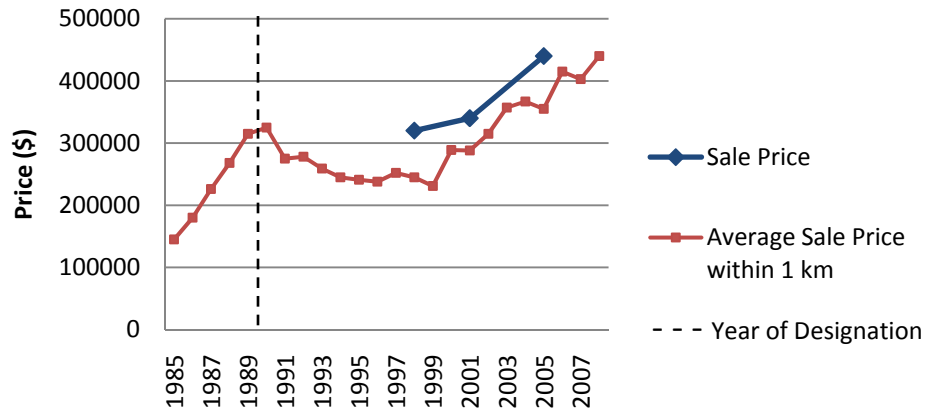
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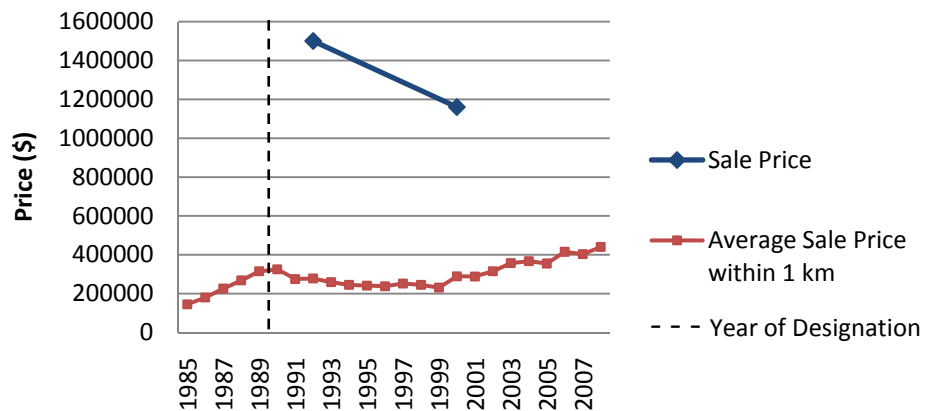
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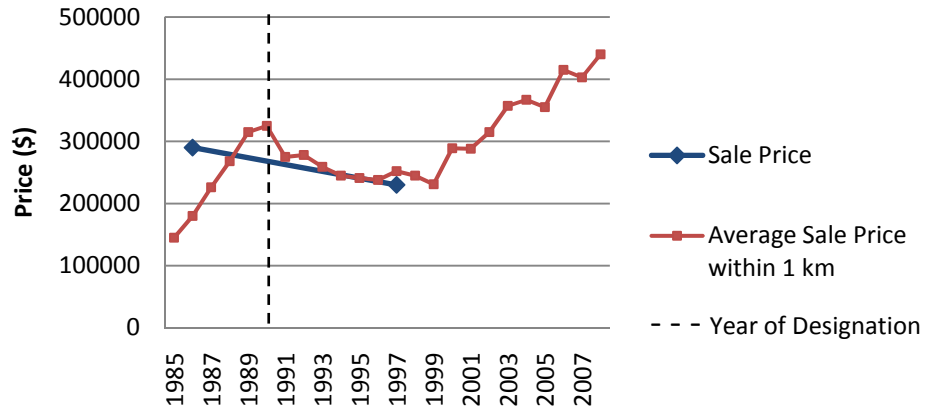
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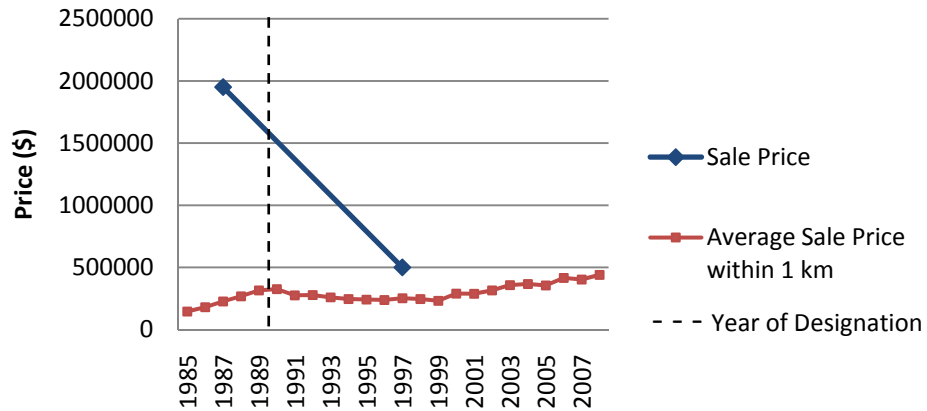
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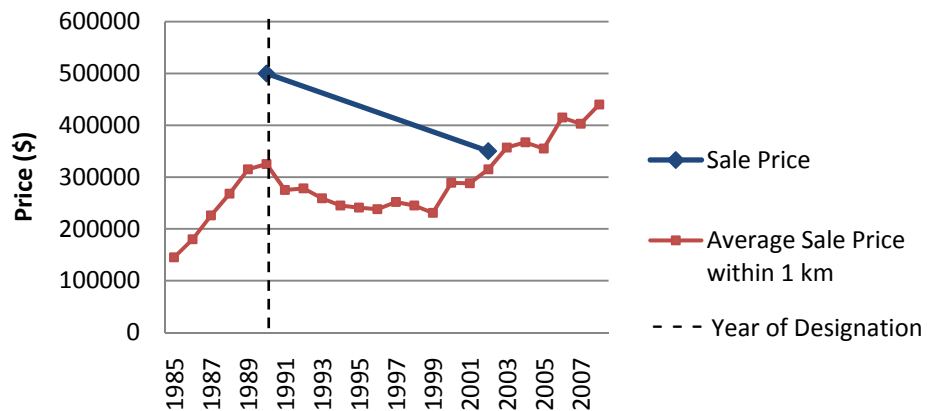
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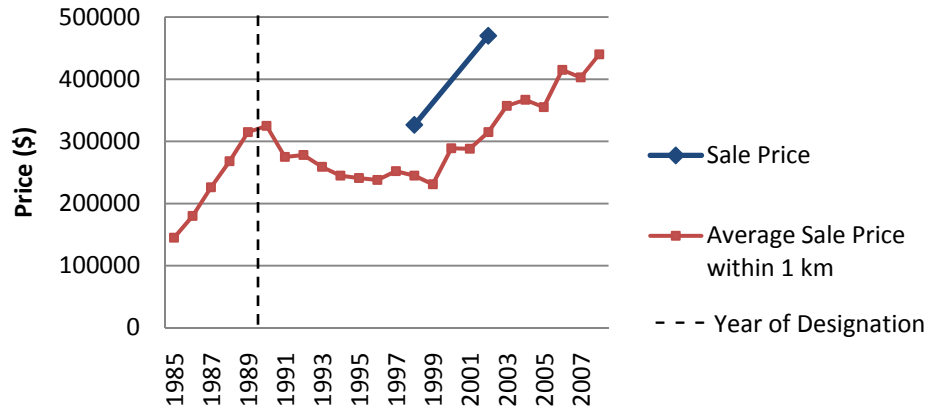
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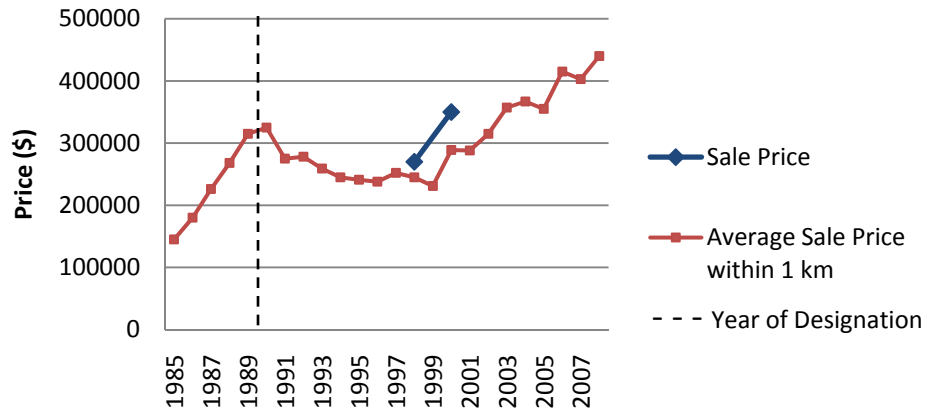
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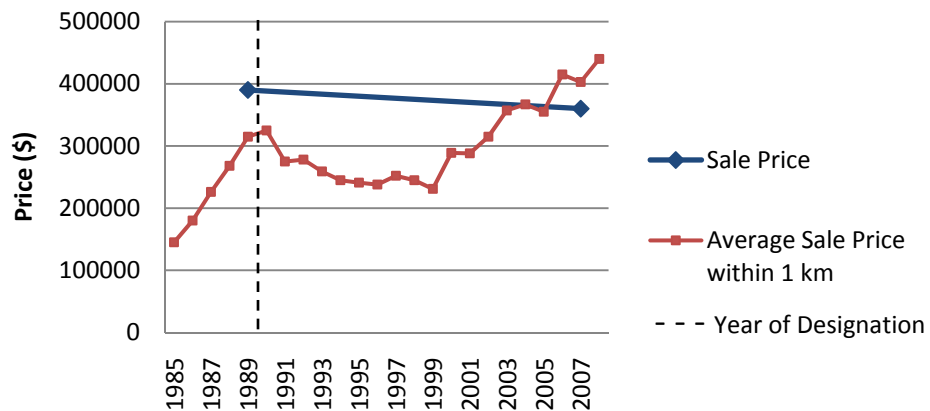
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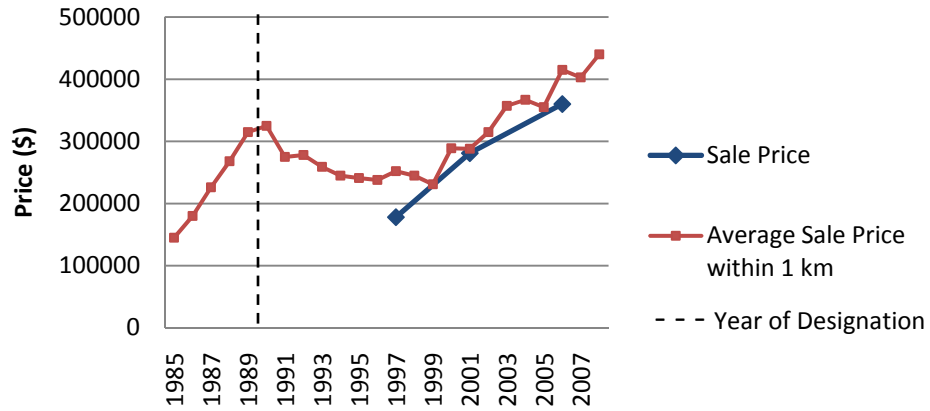
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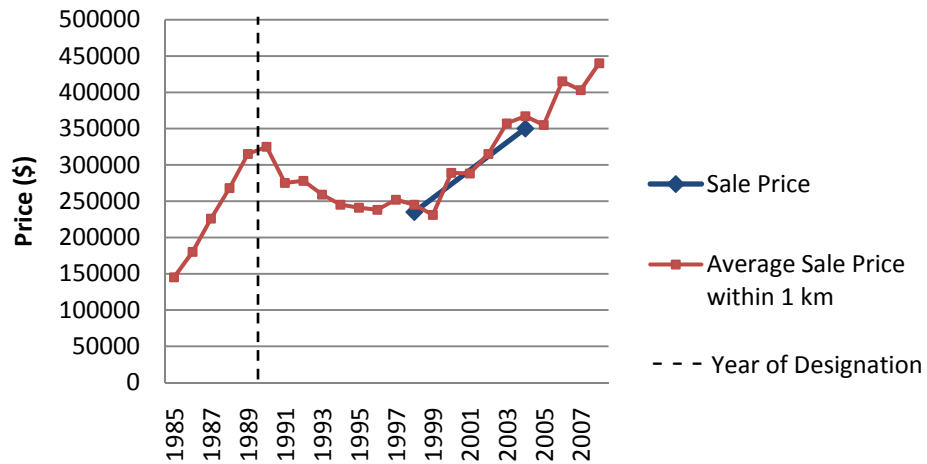
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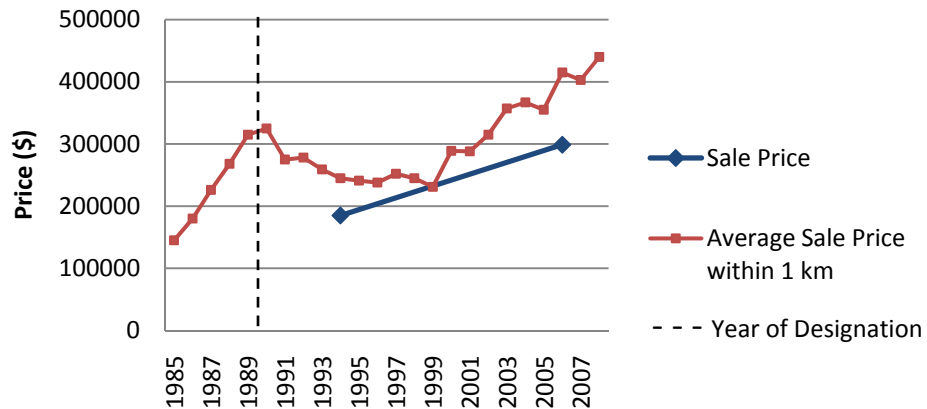
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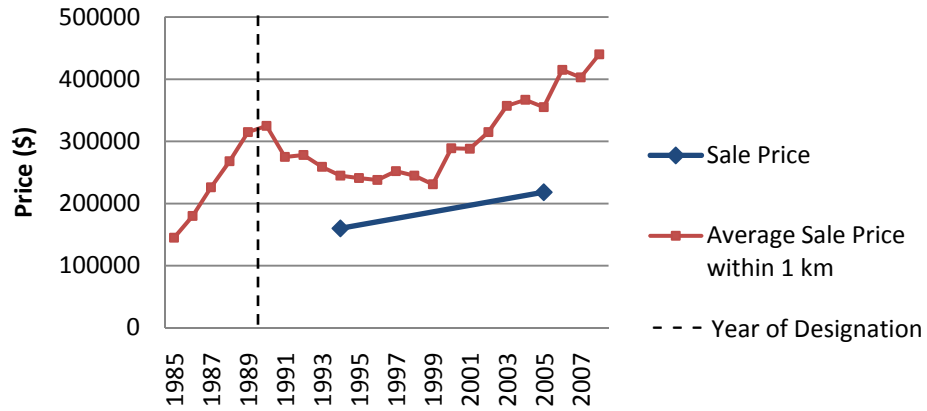
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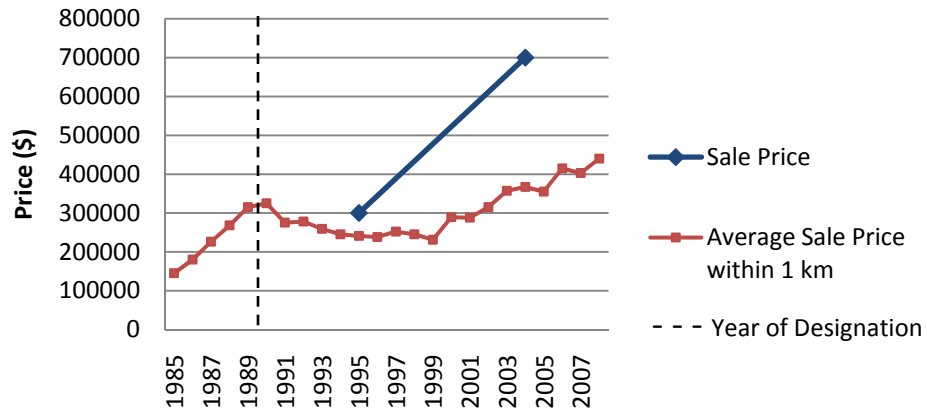
Markham - Markham Village - Property 70



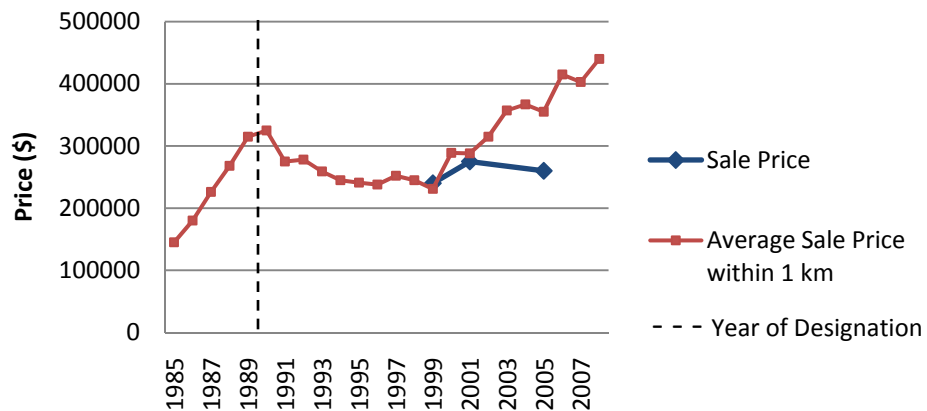
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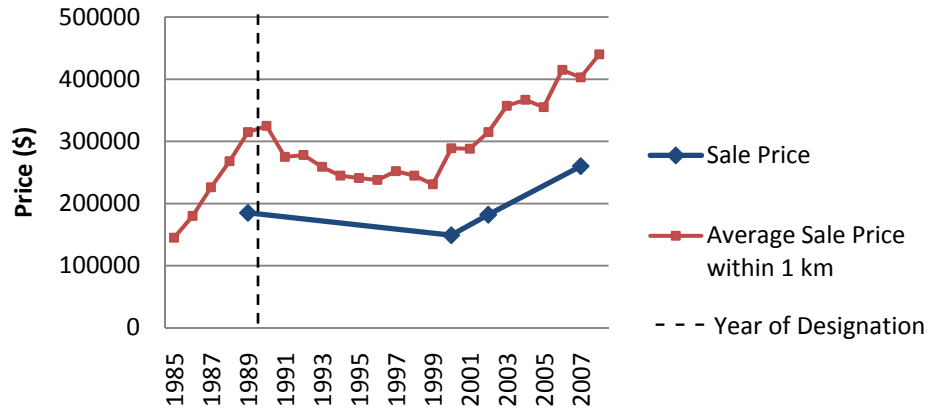
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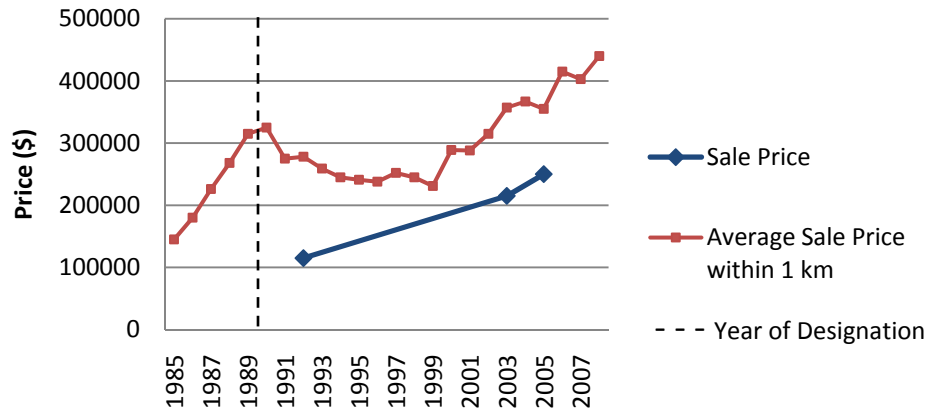
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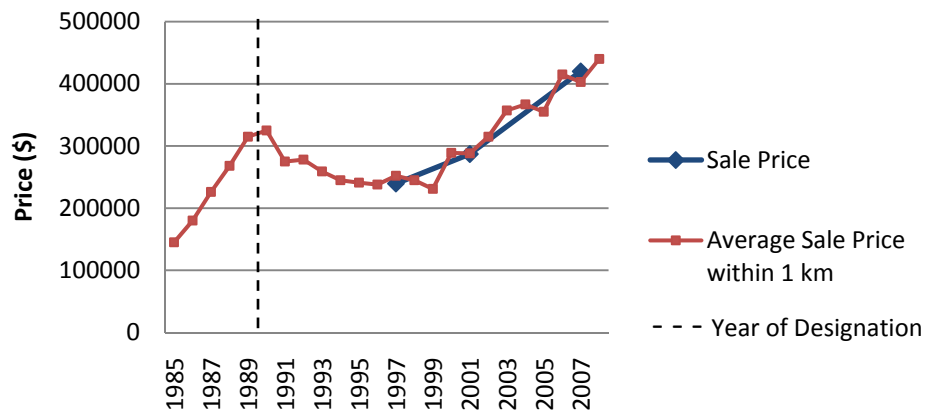
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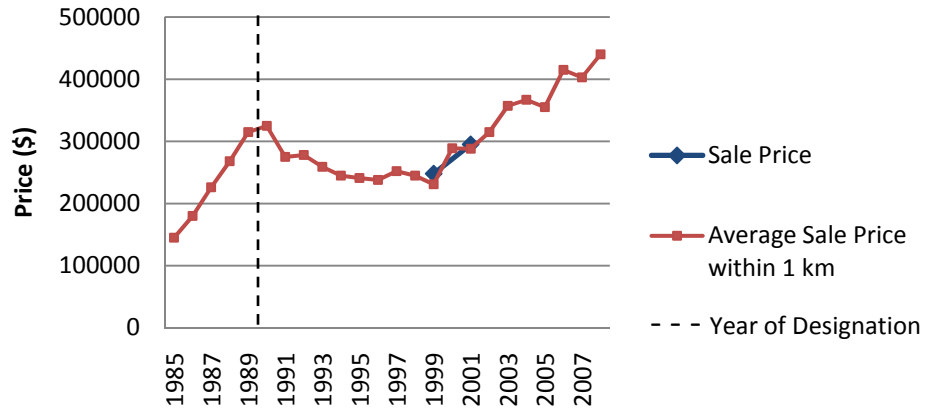
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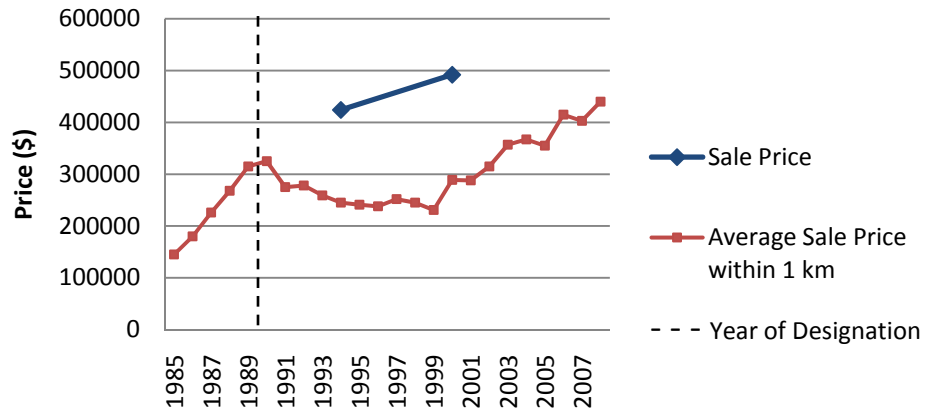
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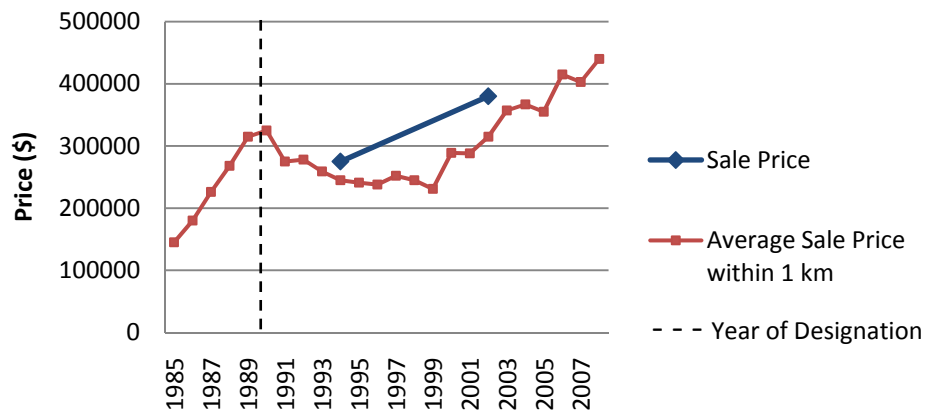
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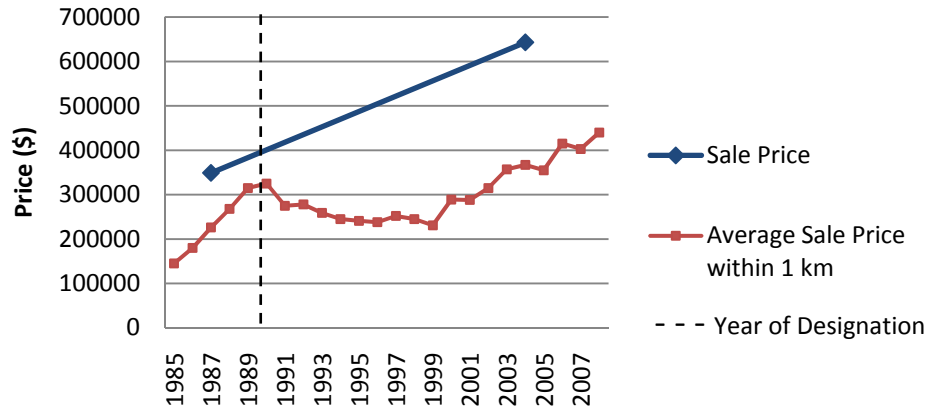
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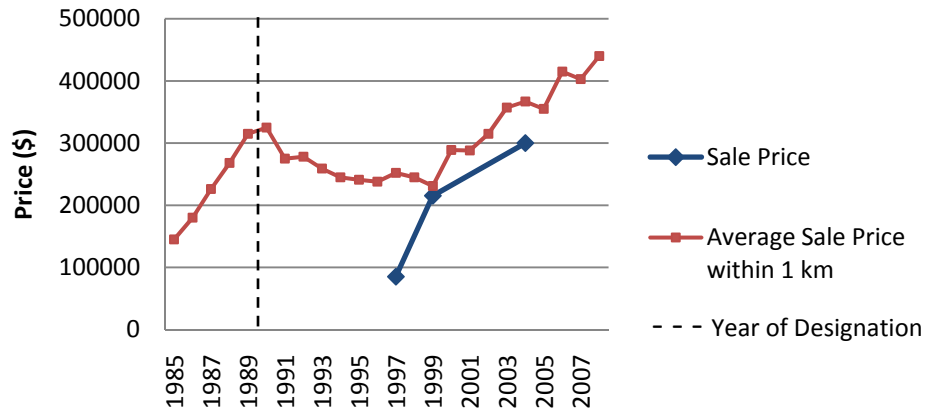
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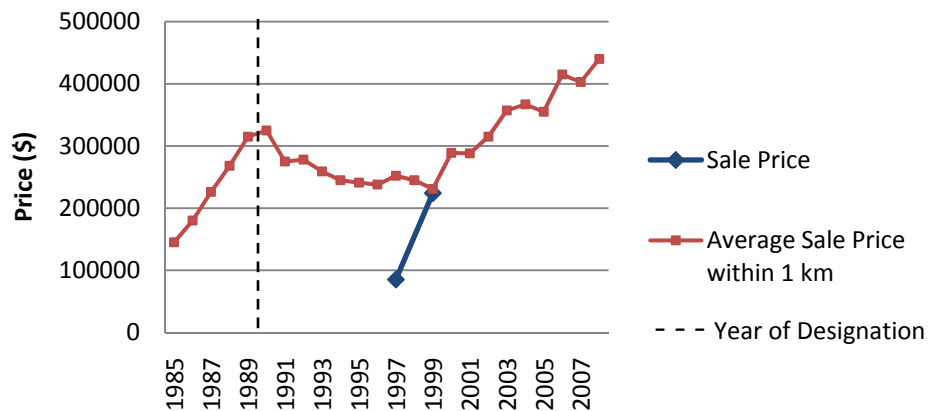
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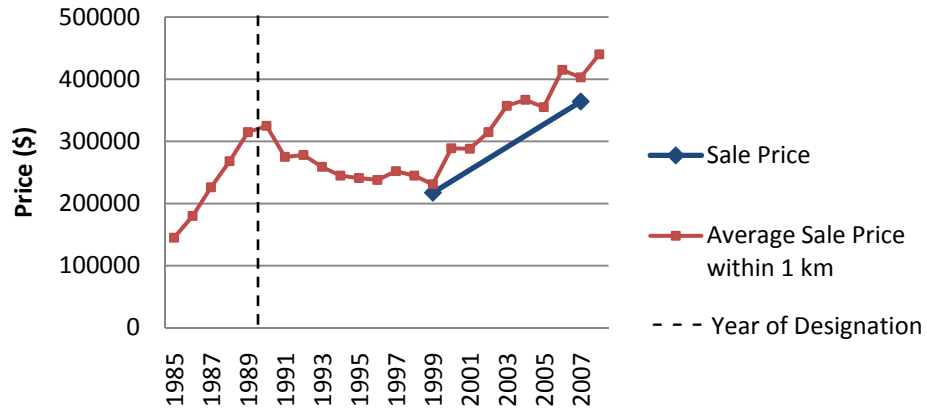
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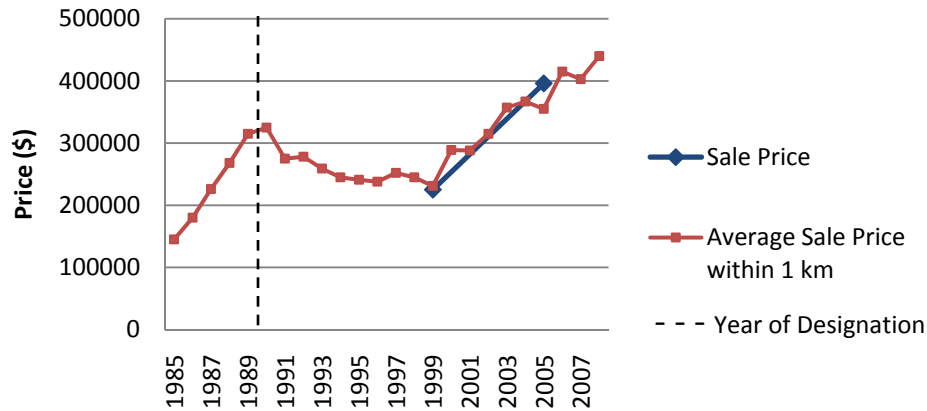
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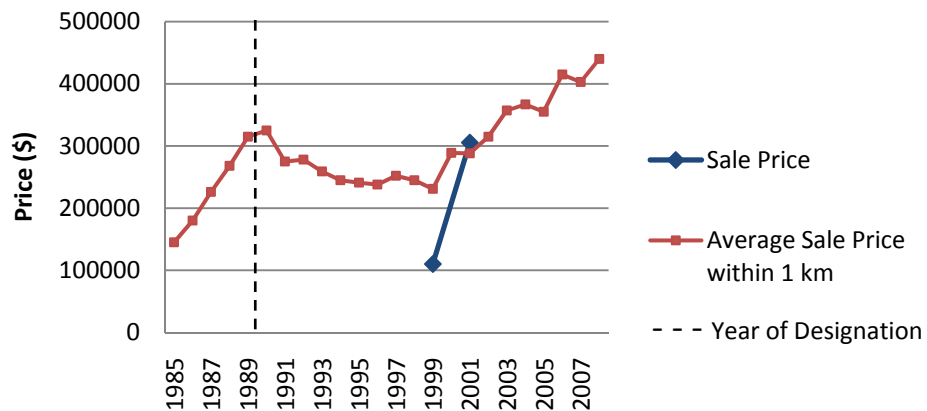
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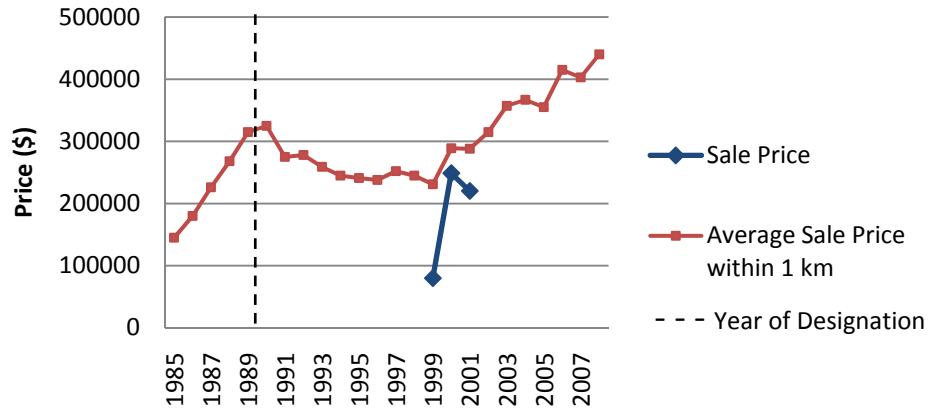
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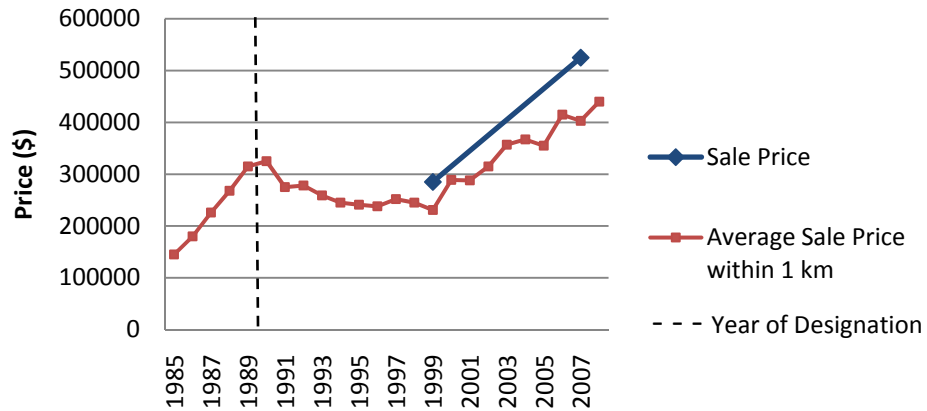
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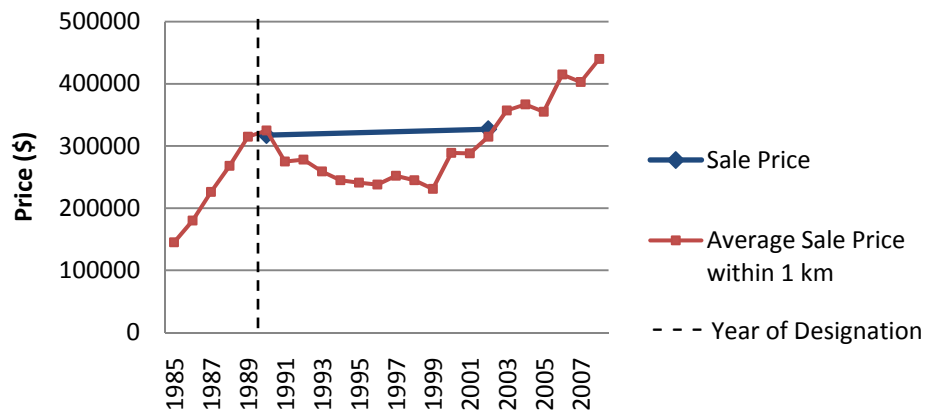
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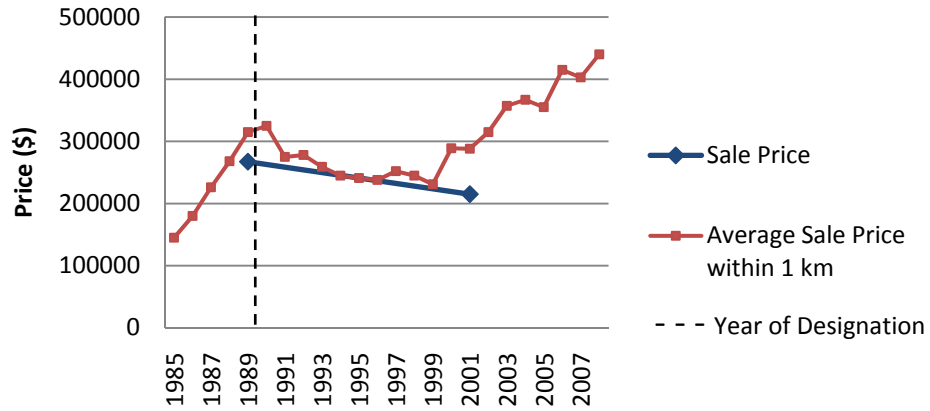
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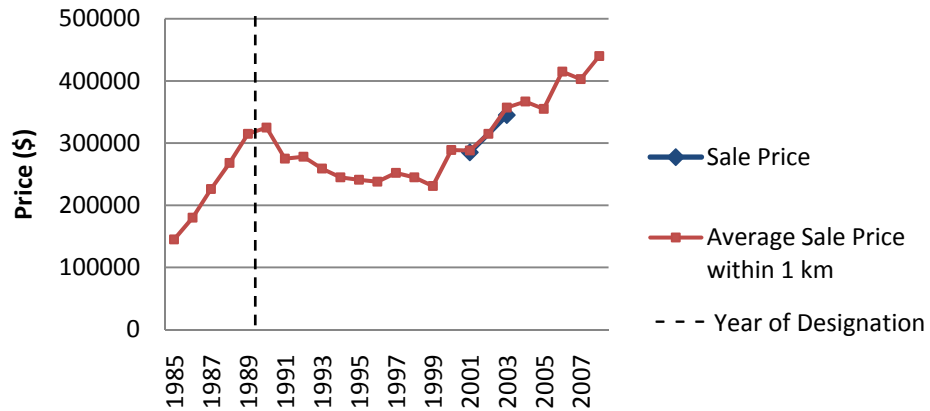
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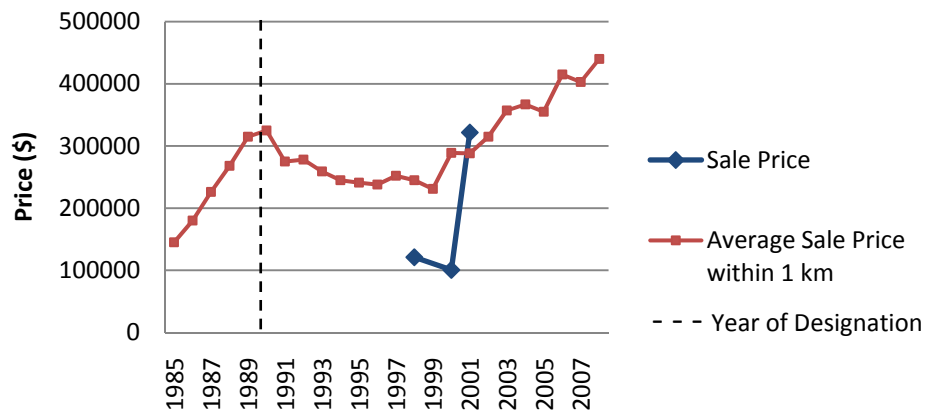
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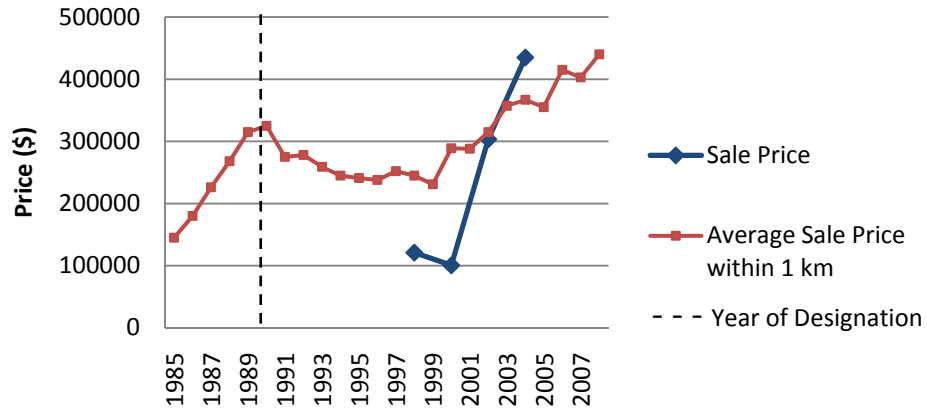
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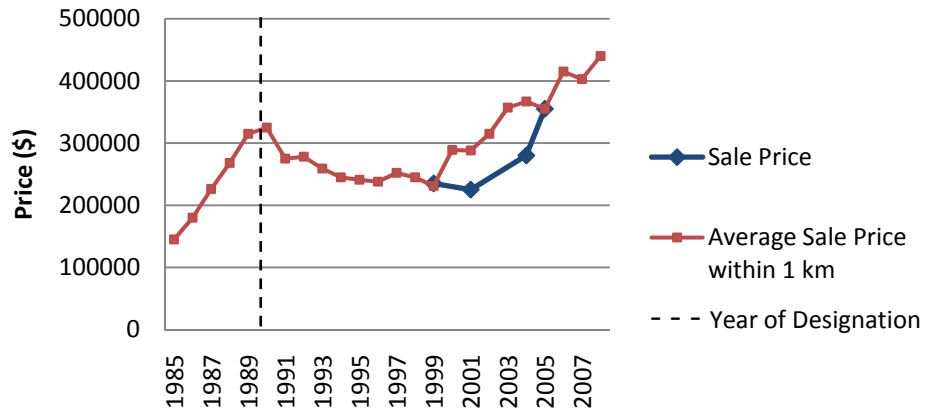
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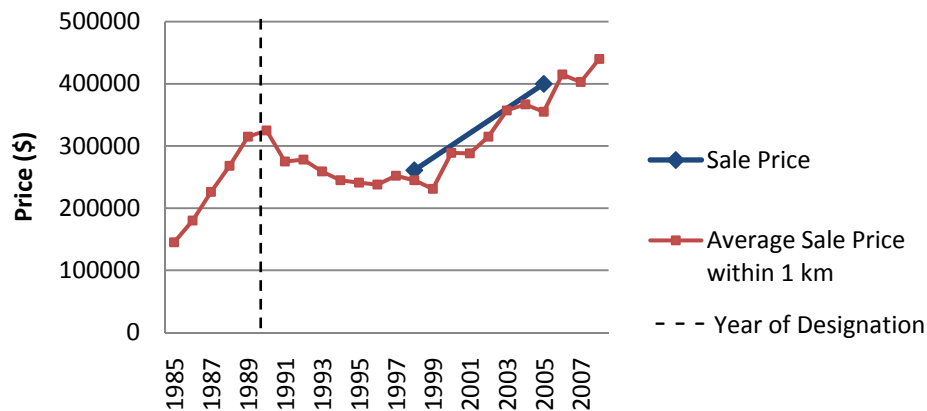
Markham - Markham Village - Property 136



Markham - Markham Village - Property 139



Markham - Markham Village - Property 142



Appendix G

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Markham Village Heritage Conservation District, City of Markham

Month(s) of Interviews: January 2009

Number of People Interviewed: 1

| Question | Summary of Answer |
|--|---|
| 1. How are you involved in the HCD? | <ul style="list-style-type: none"> • n/a |
| 2. How did the HCD come about? | <ul style="list-style-type: none"> • From Citizens who were concerned about the impact of development on heritage and quality of life (1) • Approached the Town after the passing of the OHA (1) |
| 3. In your opinion how has the HCD designation been accepted? | <ul style="list-style-type: none"> • It is embraced and widely supported (1) • Some owners do not agree and carry out work that is not consistent with the guidelines (1) |
| 4. In your experience what are the HCD management processes in place and how do they work? | <ul style="list-style-type: none"> • Processes working well due to clear HCD plans and a culture of conservation within the city staff and politicians (1) • Based on the implementations of the policies and guidelines of comprehensive Heritage Conservation District Plans (1) • Changes in district are subject to heritage permits or site plan control (1) • Town staff are the front line people who have direct contact with residents (1) • Applications are circulated to the Town's municipal heritage committee (Heritage Markham) by Heritage staff (1) • Controversial issues, which occur when an applicant wishes to do something that does not comply with the guidelines are forwarded to Council for resolution (1) |
| 5. In your experience what is the process for applications for alterations? | <ul style="list-style-type: none"> • Two main processes for applications (1) <ol style="list-style-type: none"> 1) Heritage permits – for exterior alterations that do not require a building permit e.g. doors and painting 2) Development applications process – for exterior alterations that require a building permit e.g. additions <ul style="list-style-type: none"> - get site plan approval with detailed plans - site plan agreement is registered on title • Other process include minor building permits (1) |
| 6. Is there a communication process set up for the HCD? | <ul style="list-style-type: none"> • There are three ways of communication (1) <ol style="list-style-type: none"> 1) Website which is comprehensive 2) Newsletter “Heritage District News” – reminds people they are in the district <ul style="list-style-type: none"> - Where to find more information - Information of interest (e.g. heritage landscaping and historic hardware) - Highlights development in the area 3) Staff- answer questions on the phone or at the counter daily • Good communication process (1) • Street signage indicated the HCD as well as entrance signage (1) |
| 7. In your opinion, what are the issues that are unique to the HCD and how have they been managed? | <ul style="list-style-type: none"> • Proximity to Highway 7 and 407 (1) <ul style="list-style-type: none"> - Traffic related issues - May result in road widening in the future • Size – larger to manage |
| 8. What are similar non designated areas? | <ul style="list-style-type: none"> • Stouffville – scale is similar with traditional village feel (1) |
| 9. Other comments | <ul style="list-style-type: none"> • n/a |

Appendix H

Requests for Alterations

Markham Village HCD Applications for Alterations
(1992- 2007)

| Date Submitted | Date Approved | Time Frame | Type |
|-----------------------|----------------------|-------------------|---|
| April 2, 1992 | April 2, 1992 | 0 | Removal of tree |
| April 2, 1992 | April 2, 1992 | 0 | Pruning dead wood from trees |
| April 8, 1992 | April 8, 1992 | 0 | Removal of tree |
| April 27, 1992 | April 27, 1992 | 0 | Paint window trim |
| June 3, 1992 | June 10, 1992 | 1 | Removal of shed, new shed |
| July 6, 1992 | July 6, 1992 | 0 | Cover details - soffit, fascia with aluminum |
| July 29, 1992 | July 29, 1992 | 0 | Patio fence - iron |
| May 3, 1993 | May 12, 1993 | 1 | Install siding |
| June 15, 1993 | June 15, 1993 | 0 | Replace shingles |
| July 5, 1993 | July 5, 1993 | 0 | Install fence and shingle roof |
| March 7, 1994 | March 8, 1994 | 0 | Facade improvements |
| March 18, 1994 | April 6, 1994 | 3 | Roof repairs, wood repairs on porches |
| March 29, 1994 | March 30, 1994 | 0 | Roof |
| May 11, 1994 | May 11, 1994 | 0 | Removal of trees and put in wheelchair ramp |
| July 12, 1994 | July 12, 1994 | 0 | New shingles |
| August 19, 1994 | not approved | | Install vinyl fence |
| October 12, 1994 | October 12, 1994 | 0 | New fence |
| March 7, 1995 | unknown | | New sign |
| March 30, 1995 | March 30, 1995 | 0 | Install white siding |
| April 25, 1995 | May 1, 1995 | 1 | Putting up picket fence |
| June 2, 1995 | June 14, 1995 | 2 | Remove rear patio |
| July 6, 1995 | July 6, 1995 | 0 | New sign |
| August 3, 1995 | Aug 3, 1995 | 0 | New doors and paint colour |
| August 29, 1995 | unknown | | New doors and painting |
| May 21, 1996 | May 23, 1996 | 0 | Painting and repairs to the roof |
| June 13, 1997 | June 13, 1997 | 0 | Painting |
| June 27, 1997 | June 27, 1997 | 0 | Stucco exterior walls |
| September 2, 1997 | September 18, 1997 | 2 | Porch |
| September 24, 1997 | September 24, 1997 | 0 | Change sign |
| November 12, 1997 | not approved | | Tile exterior white and orange - Pizza Pizza |
| April 2, 1998 | April 2, 1998 | 0 | Fencing |
| June 11, 1998 | June 11, 1998 | 0 | Painting |
| September 8, 1998 | unknown | | Replace shingles |
| November 24, 1998 | unknown | | New signs for Markham Recycling Depot |
| December 11, 1998 | December 16, 1998 | 1 | New windows and doors |
| March 4, 1999 | March 5, 1999 | 0 | Replace sign |
| March 5, 1999 | unknown | | Replace windows and aluminum fascia |
| April 12, 1999 | April 14, 1999 | 0 | Vents to outside of building |
| April 27, 1999 | April 28, 1999 | 0 | Install wood siding |
| August 3, 1999 | August 5, 1999 | 0 | Paint removal |
| September 23, 1999 | September 24, 1999 | 0 | Change garage door to country style single door |

| | | | |
|--------------------|--------------------|---|--|
| May 25, 2000 | May 26, 2000 | 0 | Painting |
| June 7, 2000 | unknown | | Extension of patio, continuing picket fence |
| October 26, 2000 | October 30, 2000 | 0 | Restore windows |
| April 20, 2001 | April 20, 2001 | 0 | Install new wood fence and paint in white |
| June 25, 2001 | July 2, 2001 | 1 | Painting |
| June 26, 2001 | July 11, 2001 | 2 | Painting - siding, shutters and trim |
| March 13, 2002 | March 13, 2002 | 0 | Roof, restore original 2/2 windows |
| April 16, 2002 | April 18, 2002 | 0 | Painting |
| May 1, 2002 | May 8, 2002 | 1 | Restoration |
| June 13, 2002 | June 14, 2002 | 0 | Painting |
| June 13, 2002 | June 14, 2002 | 0 | Painting |
| July 7, 2003 | July 10, 2007 | 0 | Back porch addition |
| July 9, 2003 | Unknown | | Clad addition with wood siding |
| July 11, 2003 | July 11, 2003 | 0 | Roof |
| August 13, 2003 | August 14, 2003 | 0 | New shingles |
| September 3, 2003 | September 2, 2003 | 0 | Painting |
| April 13, 2004 | April 27, 2004 | 2 | Install tongue and grove siding, paint siding |
| June 7, 2004 | June 17, 2004 | 1 | Gate and fence |
| June 23, 2004 | June 25, 2004 | 0 | Painting |
| July 27, 2004 | July 26, 2004 | 0 | Red brick driveway |
| September 2, 2004 | September 2, 2004 | 0 | Asphalt shingles |
| September 2, 2004 | September 13, 2004 | 2 | Building elevation changes, awning, fascia sign |
| September 12, 2004 | September 13, 2004 | 0 | Shingles |
| September 17, 2004 | September 17, 2004 | 0 | Repair existing car port, replace existing wood gate |
| November 4, 2004 | December 13, 2004 | 6 | Cedar shingle roof |
| Unknown | April 13, 2005 | | Iron fence and to paint gable ends of house |
| Feb 24, 2005 | Feb 28, 2005 | 1 | Install sign |
| April 5, 2005 | March 5, 2005 | 4 | Painting |
| April 16, 2005 | April 26, 2005 | 1 | Shed |
| April 28, 2005 | May 11, 2005 | 2 | Attach window shutters |
| May 16, 2005 | June 2, 2005 | 2 | Garden structure - arbour |
| May 17, 2005 | June 2, 2005 | 2 | Replace aluminum siding with vinyl siding |
| June 7, 2005 | June 13, 2005 | 1 | Painting shutters, sills and trim |
| June 13, 2005 | June 13, 2005 | 0 | Repaint fencing |
| June 16, 2005 | June 16, 2005 | 0 | Painting |
| June 28, 2005 | July 4, 2005 | 1 | Repair front porch |
| July 6, 2005 | July 8, 2005 | 0 | Replace doors |
| July 14, 2005 | July 19, 2005 | 1 | Change windows and sign colours |
| July 21, 2005 | August 3, 2005 | 2 | Replace lawn sign |
| August 3, 2005 | August 3, 2005 | 0 | New shingles |
| August 3, 2005 | August 3, 2005 | 0 | Enter and exit signs for Tim Hortons |
| August 24, 2005 | August 24, 2005 | 0 | Replace roof and skylights |
| Sept 6, 2005 | Sept 8, 2005 | 0 | Repaint trim and doors |
| Sept 7, 2005 | Sept 8, 2005 | 0 | Add a Victorian screen door |

| | | | |
|-------------------|--------------------|---|--|
| October 6, 2005 | October 6, 2005 | 0 | Repainting |
| October 11, 2005 | November 1, 2005 | 3 | Replacing shingles |
| October 12, 2005 | October 14, 2005 | 0 | Repaint garage |
| November 30, 2005 | December 1, 2005 | 0 | Unknown |
| March 22, 2006 | March 23, 2006 | 0 | Replace steps |
| May 10, 2006 | May 25, 2006 | 2 | Repointing brickwork |
| May 10, 2006 | May 24, 2006 | 2 | Painting |
| May 27, 2006 | June 1, 2006 | 1 | Painting |
| May 30, 2006 | May 30, 2006 | 0 | Painting |
| July 11, 2006 | July 17, 2006 | 1 | Painting |
| September 1, 2006 | September 28, 2006 | 4 | Asphalt existing driveway |
| January 3, 2007 | January 10, 2007 | 1 | Install 4 patio heaters |
| April 25, 2007 | May 9, 2007 | 2 | Replace windows |
| May 12, 2007 | May 18, 2007 | 1 | Painting |
| October 1, 2007 | October 5, 2007 | 1 | Replace existing skylights |
| October 25, 2007 | October 31, 2007 | 1 | Replace windows |
| April 22, 2008 | April 29, 2008 | 1 | Build patio |
| April 24, 2008 | May 13, 2008 | 3 | Siding and exterior painting |
| May 1, 2008 | May 21, 2008 | 3 | Install device around shutters to direct water |
| May 8, 2008 | May 27, 2008 | 3 | Paint |
| June 6, 2008 | June 10, 2008 | 1 | Fencing |
| June 26, 2008 | June 26, 2008 | 0 | Painting |
| July 3, 2008 | July 3, 2008 | 0 | Shingles |
| February 25, 2007 | March 27, 2007 | 4 | Replacing wood siding |
| February 5, 1992 | February 12, 1992 | 1 | Repair or replace siding, new windows and doors |
| February 5, 2007 | February 5, 2007 | 0 | Replace metal tile roof with asphalt shingles |
| July 8, 1993 | July 8, 1993 | 0 | Install plaque next to entrance |
| September 2, 2002 | September 5, 2002 | 0 | Painting |
| Unknown | July 8, 2005 | | Replace asphalt shingles with wood shingles |
| Unknown | September 2, 2003 | | Painting, repair and replacement of wooden fence |
| Unknown | May 17, 2005 | | Build and paint fence |
| Unknown | September 26, 2007 | | Painting trim |
| Unknown | July 27, 2007 | | Picket fence |
| Unknown | April 5, 2006 | | Painting |

