

Part B

District Policies

4.0 District Policies – Buildings and Sites

4.1 Overview

The Buttonville Heritage Conservation District has a wealth of heritage resources, and a recognizable heritage character. The heritage character of the District is enhanced by streetscapes, planting, fencing, open spaces, vistas, and natural areas.

The Plan and its Policies anticipate change. Heritage buildings will be restored, reused, and have additions. Non heritage buildings will also be added to or altered. New buildings will be constructed. The purpose of the Plan is to ensure that these activities are complementary to both the individual heritage buildings and the overall heritage environment in the District.

To preserve and enhance the heritage character of the District, policies have been developed concerning the following:

- heritage buildings (Class A);
- buildings of contextual value (Class B);
- non-heritage buildings (Class C);
- new buildings;
- landscapes.

The Policies are supported by illustrative guidelines, which are found in Section 9.0 of the District Plan.

The Buttonville Heritage District Plan document cannot be expected to answer or address every possible scenario or situation. The Plan's policies and guidelines try to address the most common issues. The policies and guidelines reflect the basic principles that the Town wants to achieve for a specific grouping of properties, but cannot always address the unique circumstances related to a specific site or property. Issues that arise over time which are not addressed in the Plan can be considered by staff and/or Heritage Markham (which is Council's municipal heritage advisory committee) and ultimately supported or not by Council. Council can also deviate from approved policies on a case by case basis if it deems appropriate.



Woodbine Avenue, looking north from Buttonville Crescent East.

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4.2 Heritage Buildings (Class A)

The Buttonville Heritage Conservation District is rich in heritage buildings. Most of the stock consists of residential buildings, but there are few that were originally shops, in whole or in part, and there are a number of outbuildings. Some of the original residences have been adapted to commercial uses, but the original forms and qualities of these buildings have largely been preserved.

Heritage buildings, identified as Class A in this District Plan, are the most important and visible resources found in the District. The retention of these buildings remains essential to the success of the District. Therefore, the intent is to conserve and restore these resources, prevent their demolition and take extraordinary measures to ensure their protection.

The conservation of heritage buildings involves actions or processes that are aimed at safeguarding the heritage attributes of the resource so as to retain its heritage value and extend its physical life. Conservation can involve preservation, rehabilitation, restoration or a combination of these actions. These terms are defined as follows:

- **Preservation:** The action or process of protecting, maintaining, and/or stabilizing the heritage attributes (materials, form, integrity) of the entire heritage resource (or an individual component of the resource) while protecting its heritage value.
- **Rehabilitation:** The action or process of ensuring a continuing use of a compatible contemporary use of a heritage resource (or an individual component) through repair, alterations, or additions, while protecting its heritage value. This can include replacing missing historic features either as an accurate replica of the

feature or may be a new design that is compatible with the style, era, and character of the heritage resource.

- **Restoration:** The action or process of accurately revealing, recovering, or representing the state of the heritage resource (or of an individual component), as it appeared at a particular period in its history, while protecting its heritage value. This could include removal of features from other periods in its history and the reconstruction of missing features from the restoration period (based on clear evidence and detailed knowledge).



Preservation of original architectural features enhance the cultural heritage value of significant buildings in the District

4.0 District Policies – Buildings and Sites

4.2.1 Conservation of Heritage Buildings

- a) Conserve and protect the heritage value of each heritage resource. Do not remove, replace, or substantially alter its intact or repairable heritage attributes.
- b) Conserve changes to a heritage resource, which, over time, have become heritage attributes in their own right.
- c) Conserve heritage value by adopting an approach involving minimal intervention.
- d) Evaluate the existing condition of heritage attributes to determine the appropriate intervention needed. Use the gentlest means possible for any intervention.
- e) Maintain heritage attributes on an ongoing basis to avoid major conservation projects and high costs.
- f) Repair rather than replace heritage attributes using recognized conservation methods. Respect historical materials and finishes by repairing with like materials.
- g) Replace using like material for any extensively deteriorated or missing parts of heritage attributes.
- h) Correct inappropriate interventions to heritage attributes.
- i) Make any intervention needed to preserve heritage attributes physically and visually compatible with the heritage resource, and identifiable upon close inspection.
- j) Respect documentary evidence. Conservation work should be based on a thorough examination of physical and archival evidence. Where there is insufficient evidence, it may be appropriate to make the design, form, material, and detailing of the new feature or element compatible with the character of the heritage resource as commonly found in the District.

Aubrey Stephenson's feed mill, built in 1933 stood on the foundations of the Venice Grist Mill. Casella #7

4.0 District Policies – Buildings and Sites



4.2.2 Alterations and Additions to Heritage Buildings

- a) Conserve the heritage value and heritage attributes of a heritage resource when creating any new addition or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the heritage resource.
- b) Ensure that any new addition, alteration, or related new construction will not detrimentally impact the heritage resource if the new work is removed in future.
- c) Alterations and additions to the heritage resource shall conform to the guidelines found in Section 9.2.

4.2.3 Relocation of Heritage Buildings

- a) Relocation or dismantling of a heritage building will be employed only as a last resort.
- b) Buildings of cultural heritage value shall be retained in their original locations whenever possible. Before such a building can be approved for relocation to any other site, all options for on-site retention will be investigated. The following alternatives, in order of priority, will be examined prior to any approval of relocation for a heritage building:
 - Retention of the building on site in its original use.
 - Retention of the building on site in an adaptive re-use.
 - Relocation of the building to another part of the original site.
 - Relocation of the building to another site in the District
 - Relocation of the building to a sympathetic site within the Town of Markham.

- c) A threatened heritage building relocated to the District from another site should generally be compatible in style and type to the existing development patterns in the District.

4.2.4 Demolition of Heritage Buildings

- a) The demolition of heritage buildings within the District is not supported.
- b) The Town, under the *Ontario Heritage Act*, may refuse a demolition permit for either an individually designated building or a heritage building located within the District.
- c) Heritage buildings lost to demolition or fire are to be replaced with new buildings that maintain the original relationship to the street.



The Stiver farmhouse was relocated from an adjacent subdivision site and integrated into the village streetscape.

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4.2.5 Salvage of Heritage Building Materials & Features

- a) In the rare case where a heritage building is permitted to be demolished, the building will be documented and the proponents of the demolition will be required to advertise in the local press, the availability of the building for relocation or salvage of architectural features, as a condition of the demolition permit. Prior to advertising, the building will first be offered to the Markham Museum, if significant.
- b) The Town may require the demolition of a building to be undertaken in such a manner as to expose the construction techniques used for documentation and educational purposes.

4.2.6 Uses of Heritage Buildings

- a) The uses permitted for a heritage building will be governed by the zoning by-law.
- b) Uses that require minimal or no changes to heritage attributes are supported.
- c) A continued mix of residential and commercial uses is encouraged in the District.

4.3 Other Buildings (Class B and C)

4.3.1 Additions and Alterations

There are very few non-heritage buildings within the Buttonville Heritage Conservation District. Two approaches to making additions and alterations to these properties include changes that are keeping with the existing style and period of the building, or modifications that reflect the historical styles and materials of the District to help these buildings better fit into the area's historic character. Both these options are considered acceptable.

Buttonville is fortunate that its non-heritage buildings share the small scale of the heritage buildings, and in no way overwhelm them.

It is recognized that additions and alterations to these buildings have a significant impact on the neighbouring heritage buildings and the overall heritage character of the District.

4.3.2 Design Approach

When undertaking additions and alterations to Class B buildings, the design approach is to conserve and, where appropriate, alter in a complementary manner. Guidelines are provided in Section 9.3.1.

Alterations and additions to Class C buildings in the District will be consistent with one of the two design approaches: historical conversion or contemporary alteration as described in the Guidelines in Section 9.3.2.

4.3.3 Demolition of Other Buildings

Generally, the demolition of Class B buildings is not supported, as these buildings are supportive of the overall character of the District.

Demolition of Class C buildings will not be opposed on the basis that they can be replaced by compatible new buildings designed in accordance with the District Plan.

4.4 New Residential Buildings

New residential buildings (i.e., single detached and multiple family dwellings) will have respect for and be compatible with the heritage character of the District. Designs for new residential buildings will be based on the patterns and proportions of 19th-century and early 20th-century building stock that currently exist or once existed in the village. Architectural elements, features, and decorations should be in sympathy with those found on heritage buildings.

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4.4.1 Design Approach

- a) The design of new residential buildings will be products of their own time, but will reflect one of the historic architectural styles traditionally found in the District.
- b) New residential buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; having a similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.
- c) New residential building construction will respect natural landforms, drainage, and existing mature vegetation.
- d) Larger new residential buildings will have varied massing, to reflect the small and varied scale of the historical village.
- e) The height of new single detached residential buildings should not be less than 80% and not more than 120% of the average height of residential buildings on immediate adjacent properties. Height is to be measured from average original grade. 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.
- f) Attached garages will be recessed behind the front elevation of the dwelling or preferably detached and to the rear of the property.
- g) New residential building construction in the District will conform to the guidelines found in Section 9.4.
- h) On a lot that includes land that is not permissible for development (i.e. valleylands), only the developable portion will be used to calculate lot coverage to ensure that the size of the dwelling corresponds to the developable portion of the lot.

- i) In order to ensure that proposed new development is compatible, all proposals or applications will include a detailed and scaled streetscape elevation, illustrating the new building and adjoining structures and features. If necessary, scaled photographs can be used.

4.5 Landscape Features

Landscape elements such as open spaces, vistas, fences and the planting of trees, shrubs and garden plants contributes to the character of the District. The retention of historical planting patterns, and their restoration where they have been lost, will continue to contribute to the individual buildings and the overall heritage character.



Landscape features such as trees, shrubs and fences provide appropriate context for heritage buildings. Casella #11

4.0 District Policies – Buildings and Sites

4.5.1 Landscape Treatment

Existing historical landscapes will be conserved. The introduction of complementary landscapes to the heritage environment will be encouraged. Landscape Guidelines are provided in Section 9.6.

4.5.2 Trees and Shrubs

- a) Mature trees will be preserved except where removal is necessary due to disease or damage, or to ensure public health and safety, as certified by an arborist. Tree removal (outside of a development application) will be regulated through the Tree Preservation By-law. The replacement of lost trees will be strongly encouraged.
- b) New trees and shrubs will be native or historical, non-invasive species.
- c) Planting will not obscure heritage buildings. Planting can be used to screen less attractive sites and prospects in the District.
- d) The introduction of vegetable and herb gardens will be encouraged.

4.5.3 Fences

- a) Fences will be regulated by the municipal fence by-law.
- b) The introduction of new picket fences and other traditional fence types is encouraged and may be required as a condition of development approval
- c) Front yard and backyard fences will conform to the Guidelines in Sections 9.6.4 and 9.6.5.

4.5.4 Driveways (Residential)

- a) Driveways are to be kept to a narrow width in order to preserve the soft landscaping of the front yard.
- b) Circular driveways are not permitted.
- c) Driveway entrances will not be gated.
- d) Residential driveways will conform to the Guidelines in Section 9.6.6.

4.5.5 Decks

- a) Residential rooftop decks or patios are not permitted
- b) Residential front yard decks are not permitted

4.6 New Commercial Buildings and Commercial Conversions

There are only three Buttonville properties that originally held shops, but as the area is evolving, there are now businesses in what were originally houses. These properties front on Woodbine Avenue, with rear yard access off of the crescents.

It is recognized that commercial uses have different requirements than residential uses, particularly in the areas of signage, exterior lighting, access and parking. In maintaining the heritage character of Buttonville, it is important to preserve the original character of the older buildings and their surroundings as much as possible, while providing the means for the business to succeed. Within Buttonville, there are opportunities for the construction of new commercial buildings, for the conversion of existing residential buildings for commercial use, and for the conversion and expansion of existing residential buildings for commercial use.

4.6.1 Design Approach

4.6.1.1 New Commercial Buildings

- a) New commercial buildings will be designed as products of their own time, but should reflect a historic architectural style either traditionally found in the District or reflective of traditional commercial architecture in a typical historic Ontario Village setting.

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- b) New commercial buildings will complement the immediate physical context and streetscape by: being generally the same height, width, and orientation of adjacent buildings; being of similar setback; being of like materials and colours; and using similarly proportioned windows, doors, and roof shapes.
- c) New commercial building construction will respect natural landforms, drainage, and existing mature vegetation.
- d) Larger new commercial buildings will have varied massing, to reflect the small and varied scale of the historical village.
- e) A design approach that reduces the actual and perceived scale of large developments will be pursued.
- f) Two storeys is the maximum height considered appropriate for buildings on Woodbine Avenue in the District. Height will be reduced as new buildings transition to heights of adjacent buildings of cultural heritage value or interest as well as heights of adjacent low density residential properties.
- g) New mixed use or commercial building construction in the District will conform with the guidelines found in Section 9.4.3.

4.6.1.2 Commercial Conversions

- a) In the conversion of existing residential properties to commercial uses, the original external character of the building is to be retained (i.e. a former village house will keep its residential character)
- b) Landscape features, particularly on street frontage, will retain a residential, village-like character wherever possible.
- c) Additions to existing residential buildings being converted to commercial use will be designed to respect the scale and character of the original building, particularly from the street frontage, and not overwhelm the existing building in terms of massing and height.

4.6.2 Commercial Signage

- a) Commercial signage will be regulated by the municipal Sign By-law.
- b) Commercial signage in the District will be consistent with the guidelines found in Section 9.4.4.5.
- c) Artistic and commercial murals will be regulated by the municipal Sign By-law.

4.6.3 Commercial Awnings

Awnings on commercial buildings will be consistent with the guidelines found in Section 9.4.4.7.

4.6.4 Commercial Parking Lots

- a) Attractive, well-designed parking lots that complement the special character of the District are supported. Parking will not be located in front of buildings.
- b) Parking lots will be appropriately screened. Features such as lighting, signage, and amenities used in parking lots will be consistent in design terms with those selected for use throughout the District.
- c) Limited integration of commercial parking lots is supported due to the collaborative nature and interdependence of the various commercial enterprises on Woodbine Avenue, and to improve the efficiency and appearance of parking facilities. However, the creation of a large continuous parking lot is not supported,

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4.6.5 Stormwater Management

It is highly recommended that appropriate stormwater management practices be used to treat stormwater to mitigate the impacts of any proposed development on quality and quantities of ground and surface water. Opportunities where minimum practices should be used include:

- a) On-site stormwater storage.
- b) Reduction in impervious area.
- c) Implementation of a series of stormwater management initiatives.

The overall objective is to maintain the pre-development stormwater run-off volume.

5.0 District Policies – Streetscape and Infrastructure

5.1 Overview

The following policies address those components of the District located primarily in the public realm. These features include roads, curbs, municipal services, parking facilities, sidewalks, boulevards, street furniture, pedestrian amenities, lighting, utility wires, public signage, vegetation, parkettes, and open space. The proper treatment of these features can enhance the heritage character of the District.

5.2 Roads, Curbs, and Municipal Services

The provision of adequate roads, curbs, storm and sanitary sewers, and water supply are essential components for a living Heritage District.

Although the Woodbine Avenue reconstruction has been highly detrimental to the character of the Buttonville hamlet, the Crescents retain their original rural character. Opportunities exist for ameliorating the damage to Woodbine, and preserving the character of back streets.

Policies:

- a) Road, curb, and servicing improvements will be undertaken in a manner that preserves and enhances the heritage character of the District.
- b) Existing informal road edges such as grassed verges and ditches, and the absence of curbs and gutters, are traditional village features and will be retained. Boulevards will remain grassed and sidewalks will be kept in good repair, including the repair of those that have sunken lower than the surrounding ground.
- c) Notwithstanding the existing ditch system will not be adequate for any future parking lot expansion and will result in an increase in stormwater runoff; therefore a municipal drainage system will need to be constructed when the existing ditches have reached capacity. Improvement of drainage ditches on private property, with associated easements, may be an alternative option.

- d) If a curb treatment must be introduced on residential streets, a low rolled curb will be used rather than a full urban curb.
- e) Existing pavement widths and road right-of-ways on residential streets are a major contributor to the character of the District and should remain, where practical. Council policy supports widening at intersections, if required by the Town.
- f) Any further widening of Woodbine Avenue is not supported. Options to reduce the negative impact of traffic on Woodbine Avenue and improvements for pedestrians and cyclists will be explored.
- g) Enhanced intersection and pedestrian crosswalk treatments are supported.
- h) The preservation of the rural character of the Crescents may result in municipal services and stormwater management not meeting current Town standards.

5.3 Sidewalks

Woodbine Avenue is served by a sidewalk and narrow paved boulevard on its east side, an urban treatment necessitated by the scale of the roadway. On the back streets, there are no sidewalks, giving them an informal rural feel.

Policies:

- a) The absence of sidewalks on Buttonville Crescents (east and west) is supported as it contributes to the village character.
- b) Sidewalks, where required, will be constructed of poured concrete rather than modern materials that often take on an overly tailored appearance.
- c) The addition of a sidewalk on the west side of Woodbine Avenue is supported, to improve the pedestrian environment on Woodbine Avenue.

5.0 District Policies – Streetscape and Infrastructure

5.4 Street Furniture and Pedestrian Amenities

Street furniture and related pedestrian amenities should be part of a co-ordinated design approach, to help define the District as a distinctive and special area.

Policies:

- a) Street furniture and related pedestrian amenities such as benches, trash and recycling receptacles, bicycle racks, telephone booths, transit shelters, and newspaper box enclosures will be considered. Placement should be consistent throughout the District.
- b) All streetscape furnishings and fixed street furniture and lighting (including transit/bus shelters and kiosks) will be reflective of and complementary to the heritage character of the area.
- c) Due to the small size of the District, street furniture should be kept to a minimum.

5.5 Street Lights and Utility Wires

Street lights and utility wires are necessary in all communities. A distinct street light and absence of overhead wires can be a cohesive element that ties the District together and defines it as a special area.

Policies:

- a) A consistent heritage style street light will be used on public roads throughout the District to enhance its identity as a heritage area. The selected street light fixture will reflect the village-like, rural heritage character of the District.
- b) Street and other outdoor lighting will be appropriate in light intensity to the function of the street. Consideration will be

- c) given to the height, spacing, and minimization of uplighting in the neighbourhood and should be kept to a minimum on the backstreets.
- c) Any lighting fixtures introduced in parking lots (public or commercial) will reflect the heritage character of the District and be consistent with the design chosen to be used throughout the District. Consideration will be given to the height, spacing, and minimization of uplighting in the neighbourhood.
- d) Burial of hydro lines at a future date is supported. The burial of hydro lines may require easements on private property due to the existing right-of-way width.

5.6 Public Signage

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

- a) Regulatory signs will be the same type of sign used elsewhere in the municipality.
- b) Heritage District street name signs help promote the identification of the heritage conservation district by being a distinct shape, and include a district logo and reference to the District.
- c) Heritage District entry signs will be introduced to identify the boundaries of the heritage conservation district and will be maintained on Woodbine Avenue at the northern and southern District boundaries

5.0 District Policies – Streetscape and Infrastructure

- d) The design, colour, and materials of street name signs, entry signs, and other public information signage will be consistent and complementary to the District character
- e) A village notice board will be erected at an appropriate location. Inclusion of a map identifying the heritage conservation district will be considered.
- f) Special consideration will be given to improving the gateways into the District along Woodbine Avenue to be more compatible with the character of the District.
- g) The installation of a sign marking the Rouge River's crossing at Woodbine Avenue is supported.

5.7 Vegetation

The vegetative cover in the public realm of the District significantly contributes to the area's human-scale and village-like character. Street trees, flower gardens, shrubs, and vegetation found in the valley environment all contribute to the area's distinctiveness. In addition to their scenic beauty, trees and other vegetation are equally important for controlling the effects of climate by reducing wind velocity, providing shelter from sun, rain, and snow, and creating a moderated microclimate.

Policies:

- a) Plant material introduced to the public realm will be indigenous and/or historically appropriate.
- b) Existing mature trees and other vegetative amenities in the public realm will be retained and preserved except where removal is necessary due to disease or damage, or to ensure public health and safety.

- c) The shaping of street tree canopies for utility wires will be undertaken in a sensitive manner so as not to disfigure the tree. The impact of this process on existing trees may be a factor when burial of utility wires is being considered.
- d) An appraisal of the health of tree cover in the public realm will be undertaken. Any removal of unhealthy trees will require their replacement, coordinated with new plantings.
- e) The placement of new tree-plantings will avoid screening buildings of cultural heritage value or interest.
- f) Plantings will contribute to screening less attractive sites in the District, including above-ground utilities, where practical from an operation and maintenance perspective.
- g) Guidelines for appropriate vegetation are located in Section 9.6.2.

5.8 Rouge River Bridge

The Rouge River bridge is located toward the north end of the heritage conservation district, and is a gateway feature constructed in the 1990s.

Policies:

- a) A pedestrian link under the Rouge River bridge should be considered to improve pedestrian movement between the east and west halves of the district.
- b) The Town's Pathway Master Plan should be consulted when considering the pedestrian link in this location.

5.0 District Policies – Streetscape and Infrastructure

5.9 Woodbine Avenue Streetscape

Woodbine Avenue is a busy Regional Road. The Woodbine Avenue reconstruction and widening in 1994, which resulted in a four-lane road, has been detrimental to the heritage character of the Buttonville hamlet and the fostering of a pedestrian-friendly environment. Nonetheless, opportunities exist for minimizing the negative impact of Woodbine Avenue, and preserving some of the character of the hamlet.

Policies:

- a) Further widening of Woodbine Avenue is not supported
- b) Continuous sidewalks are recommended for both the east and west sides of Woodbine Avenue, to support safe pedestrian movement on this busy street.
- c) Street lighting and street furniture should be minimal in order to preserve the village-like character of the hamlet, in recognition of the small scale of the community.
- d) A safe connection between the east and west sides of Woodbine Avenue is encouraged, to enhance the pedestrian facilities in the area. As noted in Section 5.8, this connection would ideally be located beneath the Rouge River bridge.
- e) Any retaining walls needed to address grade changes are to be of natural limestone, with natural limestone copings. Heights should be limited to avoid the need for railings. In general, new retaining walls on municipal property are to be discouraged for their costs of maintenance and replacement.
- f) Traffic calming or speed reductions should be pursued.

5.10 Buttonville Crescent East Streetscape

Buttonville Crescent East preserves the original street pattern of John Button's plan of village lots from c.1842. The street is paved but maintains informal unpaved margins and thus retains a distinct rural character. The southern section of the crescent, formerly the lane to the Stiver farmstead and sawmill, continues past the Galloway House

at 5 Buttonville Crescent East and St. John's Cemetery, sloping down to the Rouge River, where a footbridge exists today. This part of the road retains its historic, unpaved farm lane character, enhanced by extensive mature vegetation.

Policies:

- a) The existing pavement width and informal margins of Buttonville Crescent East will be maintained.
- b) The former lane to the Stiver farmstead and Stiver Sawmill will remain as an unpaved gravel lane.

5.11 Buttonville Crescent West Streetscape

Buttonville Crescent West preserves the original street pattern of Robert Baldwin's plan of village lots from 1842. Similar to the case of Buttonville Crescent East, the street is paved but maintains informal, unpaved margins and thus retains a distinct rural character. The north section of the crescent formerly functioned as the lane to the Wilcox-Baldwin Sawmill and later, the Hood farm.

Policies

- a) The existing pavement width and informal margins of Buttonville Crescent West will be maintained.
- b) Grading of the slope at the north end of Buttonville Crescent West, where the road connects with Woodbine Avenue, is needed to improve traffic safety and access for emergency vehicles. Re-design of this part of Buttonville Crescent West should reflect the existing pavement width and informal road edges in the context of any changes, if possible.
- c) Any retaining walls needed to address grade changes are to be of natural limestone, with natural limestone copings. Heights should be limited to avoid the need for railings. However, the introduction of a new retaining wall is discouraged as it may impact the practical maintenance of the public roadway.

6.0 Special Areas and Projects

6.1 Overview

The Buttonville Heritage Conservation District chiefly consists of former residences converted to commercial uses on Woodbine Avenue, and single detached residences on the backstreets. Public areas are limited to the site of the demolished Lutheran Church, the Women’s Institute, and St. John’s Lutheran Cemetery. Valleylands on the east and west sides of Buttonville are open spaces in private ownership. Within selected areas of Buttonville, opportunities exist for enhancing the cultural and natural heritage of the community.

6.2 St. John’s Lutheran Church Site

This Town-owned lot at the south west corner of Woodbine Avenue and Buttonville Crescent West contains the fieldstone foundation of the 1892 Lutheran Church. The congregation relocated in the 1920s, and the church was closed and demolished in 1932. The datestone remains in the cemetery behind the Women’s Institute property. This site could be developed into an attractive public open space feature in the core of old Buttonville. The land is zoned “Open Space – Institutional.”

Policies

- a) The former site of the Lutheran Church will remain in public ownership.
- b) The foundation of the demolished church will be preserved and conserved as needed.
- c) A parkette will be developed that will be designed as an attractive open space with seating, plantings, paving and other amenities appropriate to the heritage character of the District
- d) The parkette will provide a location for interpretive signage.

6.3 Western Buffer

This strip of land, which extends behind the residential properties on the west side of Buttonville Crescent West, is privately owned. The property is zoned “Open Space. This strip is intended to provide a buffer between the residential uses in Buttonville and the industrial uses to the west.

Policies

- a) The western buffer is to remain in use for “Open Space” purposes.
- b) Enhancement of the western buffer with planting of native or historically appropriate types of trees and shrubs is encouraged to improve the screening of the District from neighbouring industrial uses.

6.4 Rouge River Valley East of Woodbine Avenue

The Rouge River Valley on the east side of the District includes the former site of the Stiver Sawmill. This valleyland, zoned “Open Space” extends from Woodbine Avenue and wraps around the rear of the residential properties on Buttonville Crescent East and St. John’s Lutheran Cemetery.

Policies

- a) The Rouge River Valley, a natural heritage area, will be preserved and enhanced with planting of native species of trees, shrubs and wildflowers, where appropriate.
- b) Landscape features remaining from the Stiver Sawmill, and any archaeological resources, will be preserved.

6.0 Special Areas and Projects

- c) The introduction of walking trails, unlit and using permeable materials, is supported.
- d) The installation of interpretive signage regarding the cultural and natural heritage of the Rouge River Valley is supported.
- e) A pedestrian link between the east and west sides of the valleylands beneath the Rouge River bridge is encouraged.
- f) The Town's Pathway Master Plan should be consulted when pedestrian access is considered.

6.5 Rouge River Valley West of Woodbine Avenue

The Rouge River Valley, site of the Willcocks-Baldwin saw and grist mills and the Buttonville Mill Pond, extends from Woodbine Avenue, wrapping behind properties fronting onto Woodbine Avenue at the north end of the District, and continuing behind the townhouse developments to 16th Avenue. This land is in private ownership, and was formerly the site of the Buttonville Golf and Country Club. It is expected that the valleyland may be transferred to public ownership in connection with a future development application for the tableland. The zoning on this land is "Open Space."

Policies:

- a) The Rouge River Valley, a natural heritage area, will be preserved and enhanced with appropriate planting of native species, where appropriate.
- b) Landscape features remaining from the Willcocks-Baldwin mills, the mill pond, and any archaeological resources, will be preserved.
- c) The introduction of walking trails, unlit and using permeable materials, is supported.
- d) The installation of interpretive signage regarding the cultural and natural heritage of the Rouge River Valley is supported.
- e) A pedestrian link between the east and west sides of the valleylands beneath the Rouge River bridge is encouraged.

- f) The Town's Pathway Master Plan should be consulted when pedestrian access is considered.

6.6 Commemorative and Interpretive Signs

At present, properties in the District that have been individually designated under Part IV of the *Ontario Heritage Act* possess a round, bronze plaque indicating the first owner's name and the date of the buildings construction. Other buildings that have been identified as being of cultural heritage value or interest should be recognized in a consistent manner.

Policies:

- a) A program of commemorating and interpreting buildings and properties of cultural heritage value or interest in the District will be pursued.
- b) The design of the interpretive signs will be complimentary to the District character and be coordinated with other District elements such as street furniture, entry signage, street name signs, etc.
- c) Where appropriate, the use of the "Markham Remembered" interpretive plaque program will be supported.
- d) A listing of all commemorative and interpretive plaques will be maintained.

6.7 Communication and Education

It is extremely important to ensure that all property owners and residents in a heritage conservation district are aware of, and have an understanding of, the policies, processes, and procedures which apply in the District. Education opportunities and a comprehensive communication strategy are essential.

6.0 Special Areas and Projects

6.7.1 Communication

It is important to remind those who live and work in the District of its existence on a regular basis. This audience includes property owners and tenants both in the residential and commercial areas, Town staff and other public bodies who undertake projects in the area, as well as those in the legal and real estate fields who undertake property transactions in the Heritage District.

Policies:

- a) Information concerning the District and the District Plan, as well as related matters, will be made available to property owners, residents, and commercial tenants.
- b) Town Staff and other public agencies involved in work that could potentially impact the District will be informed of the policies of the District.
- d) A regular heritage conservation district newsletter to improve communication and information dissemination to local property owners will be introduced.
- e) An information package will be sent on a regular basis to local real estate companies regarding the Heritage District to ensure their familiarity with the implications of selling or buying a property within the District, and to request that this information be communicated to new property owners.
- f) The heritage conservation district by-law will be registered on title to every property in the district, as per provincial requirements.
- g) The heritage section of the Town's website will ensure easy access to a Buttonville Heritage Conservation District section which will include information such as:
 - historical information on the District;
 - a map of the District;

- the Buttonville Heritage Conservation District Plan;
 - links to other Town heritage policies and related material such as studies on heritage property values, maintenance, energy improvement strategies for historic buildings, etc.;
 - links to application forms such as the Heritage Permit.
- h) Additional opportunities and mechanisms to inform new homeowners and commercial tenants about the Heritage District and associated requirements through existing Town department and operational requirements will be pursued.

6.7.2 Education

Education is one of the most effective tools for helping to conserve our heritage besides the legislative tools available. It is important to offer heritage conservation educational opportunities for both property owners and residents, as well as for members of Heritage Markham, Council's municipal heritage committee.

Policies:

- a) The creation and promotion of learning opportunities for property owners in the District will be pursued. This may include special workshops or presentations, as well as the provision of written materials.
- b) The promotion of periodic learning opportunities for members of Heritage Markham to ensure a comprehensive understanding of the heritage conservation principles and policies as well as the specific policies of the Buttonville Heritage Conservation District Plan is supported.

6.0 Special Areas and Projects

6.7.2 Education cont'd

- c) A user-friendly information handout will be prepared to explain the heritage conservation easement concept and the associated agreement. A better understanding of this concept may encourage property owners to participate in the Heritage Property Tax Reduction Program.
- d) All property owners will be informed as to where a copy of the District Plan can be reviewed or purchased. The use of the Heritage Permit will be explained.
- e) Residents will be encouraged to nominate those who have undertaken outstanding restoration works on heritage buildings, or good examples of complementary new infill construction as candidates for a Heritage Markham Award of Excellence.
- f) A relationship between the Town and the Heritage Schoolhouse, to promote the cultural heritage value of Buttonville, will be fostered.

7.0 Municipal Policies

7.1 Overview

Municipal planning and development policies may have a greater impact on the heritage character of a District than do explicit heritage policies. It is important to integrate all policies that have a heritage impact in order to maximize the protection of the special character of the District.

7.2 Recognizing the Heritage District Plan

The purpose of the Town of Markham Official Plan is to set out policies and programs to govern the nature, extent, pattern, and scheduling of development and redevelopment and other matters within a framework of general goals and objectives. One of the overall general goals of the Official Plan is to foster an understanding of and to endeavour to protect the heritage of the Town.

Section 2.5 of the Official Plan specifically addresses the Town's heritage conservation policies. Buttonville for many years has been identified as a Heritage Conservation District Study Area.

Policies:

- a) Any Official Plan references to the Buttonville Heritage Conservation District Study Area should be amended to refer to the Buttonville Heritage Conservation District Plan.
- b) Schedule E of the Official Plan is to be amended to reflect the District.

7.3 Land Use and Urban Design in the District

The general use of land in the District is identified in the Official Plan and its amendments, and is further refined in a specific zoning by-law for the area (By-law No. 19-94). Prominent land uses in the District include residential, commercial, and open space, and a deviation from these uses is not recommended. The Buttonville Core Area

Secondary Plan (Amendment 104) includes land use and urban design policies that affect the Heritage District and lands north of the district.

The Buttonville Core Area Secondary Plan and implementing Zoning By-law 19-94 provide for the intensification and land use within the District.

Policies

- a) Existing District land uses, designated in the Official Plan, its amendments, and in the zoning by-law, are supported
- b) New development shall be compatible with and complementary to the distinctive and historic character of the area
- c) In the context of all building and planning applications, regard shall be had for protection and preservation of heritage building through building design, building materials and treatments, building massing, proportions, height, setbacks, signage, lighting and tree preservation.
- d) Zoning By-law 19-94, as amended, will be reviewed and amended as needed should it be determined that any development standards, through implementation, are found to be detrimental to the preservation of the heritage character of the District.

7.4 Land Severance and Minor Variances

In addition to the matters to be addressed under the Planning Act, the Committee of Adjustment, in determining whether a consent (land severance) is to be granted, consults with appropriate Town departments and agencies and has regard for adjacent use (i.e., compatibility of the size, shape, and proposed use of the new lot, with adjacent uses), access considerations, and availability of services.

7.0 Municipal Policies

7.4 Land Severance and Minor Variances cont'd

In commenting to the Committee of Adjustment on applications for severance or minor variance in the District, the Town should only support such applications if the proposal is compatible with the objectives and policies of the District Plan.

Policies:

- a) Each land division proposal and variance will be evaluated on its own merits and its compatibility with the objectives and policies of the District Plan.
- b) The retention of the variety of different lot sizes and frontages in the District is important and is supported, as this is part of the unique character of the Heritage District.
- c) Severances should follow historic lot patterns.

7.5 Site Plan Control

All of the land within the boundaries of the Town of Markham has been designated as a Site Plan Control Area under By-law 262-94. This designation allows Council to approve plans and drawings as provided for in section 41 of the Planning Act, R.S.O., 1990.

Normally, single detached and semi-detached dwellings are not subject to site plan control. However, the Buttonville Heritage Conservation District has been identified as one of the areas where the Town is able to require drawings to be submitted for approval showing plan, elevation, and cross-section views for any new single detached or semi-detached dwelling or alteration/additions to these structures. Site plan control should continue to apply to the District.

7.0 Municipal Policies

Construction undertaken without the required Town approvals will result in potential orders, charges and penalties.

Policies:

- a) Site plan control will apply to all property in the District.
- b) Site plan applications for low density residential development (new construction and additions) should be fast-tracked through the approval system and administrative costs should be kept minimal so as not to disadvantage or delay residential applicants within the District.

7.6 Signage By-law

The Town regulates signs and other advertising devices in the municipality through its Sign By-law. A section of the by-law is entitled "Special Sign Districts" and indicates that these special districts correspond to the heritage areas in the Town and that all applications must be forwarded to Heritage Markham or staff for review. The policies also address sign placement (not to obscure heritage features), size (slightly smaller than permitted elsewhere in the Town), and sign illumination (external only). Every new or replacement sign in a heritage conservation district requires a sign permit application.

The District should continue to be designated a Special Sign District.

Policies:

- a) Signage in the District will be regulated by the Town's Sign By-law.
- b) Signage will conform to the guidelines found in Section 9.4.4.5.

7.7 Demolition Control

Recent amendments to the *Ontario Heritage Act* allow Council to prohibit the demolition of a structure designated under the Act. All properties within a heritage conservation district are considered to be designated

Policy:

- a) Council will prevent the demolition of buildings of cultural heritage value or interest within the District.

7.8 Heritage Easements

A Heritage Conservation Easement is a legal agreement that allows a municipality to ensure the preservation of a heritage property while the owner retains possession and use of the property. An easement agreement provides a public body such as a municipality, a legal interest in the property and is registered on title to the property. The *Ontario Heritage Act* permits municipalities to enter into heritage easements.

When compared with heritage designation, a heritage conservation easement provides much stronger protection. Property owners can enter into the easement voluntarily if they want to ensure their property is preserved for future generations or the easement can be a condition of development approval. Easements can also be a requirement in exchange for various forms of financial incentives such as a heritage property tax rebate or a grant of some form.

A Heritage Conservation Easement Agreement requires the property owner to secure municipal approvals for any changes or alterations to the property affecting the heritage attributes, to reasonably maintain the structure in as good and as sound a state of repair as a prudent owner would normally do so that no deterioration in the building's

condition and appearance shall take place, and to maintain insurance on the building in an appropriate amount (replacement value of the building or a modified waiver if the building is vacant).

The Town of Markham has adopted a Heritage Conservation Easement Policy in which easements may be secured in a number of situations including: major site plan and development applications (commercial, higher density residential), heritage building relocations, change of use, severance, variances, and financial assistance programs. Contact the Town for further details.

Policies:

- a) Property owners are encouraged to consider a heritage conservation easement on their property to ensure that it is protected and preserved for the benefit of future generations.
- b) The use of heritage conservation easements will be regulated by the Town's Heritage Conservation Easement Policy.

7.9 Tree Preservation and Planting

The preservation of mature vegetation is a major objective of the District Plan. Municipal By-law 68-92 authorizes and regulates the planting, trimming, and removal of trees on any road or right-of-way under the jurisdiction of the Town, but does not affect the treatment of trees on private property.

In heritage conservation districts, mature trees are an important component of the cultural heritage landscape. The Town of Markham enacted a Tree Preservation By-law (2008-96) in 2008, after much study and review. The by-law regulates the cutting of mature trees on properties. Its purpose is to support a greener and healthier environment by preserving significant trees and sustaining Markham's urban forest.

7.0 Municipal Policies

7.9 Tree Preservation cont'd

all properties. Its purpose is to support a greener and healthier environment by preserving significant trees and sustaining Markham's urban forest.

Policies:

- a) Mature trees will be preserved wherever possible on both public and private lands.
- b) The removal of healthy mature trees will be discouraged.
- c) The removal of mature trees shall be regulated by the Town of Markham's Tree Preservation By-law.
- d) Development should be designed to minimize impact on mature trees and other vegetation, wherever possible.
- e) Replacement trees, subject to the review and approval of the Town's Urban Design Section, will be required to compensate for trees removed to make way for development.
- f) Planting of new trees, with a particular emphasis on the planting of native species, will be strongly encouraged through the development application process.

7.10 Community Improvement Area

According to the Official Plan, one of the actions that the Town may undertake to improve the community's visual appearance is to periodically review heritage conservation districts and other areas to ascertain what improvements may be made to enhance their appearance and implement such improvements as feasible.

Policy:

- a) The designation of the Woodbine Avenue area as a Community Improvement Area to facilitate revitalization and streetscape improvements is supported.

7.11 Property Maintenance Standards

Where a municipality has passed a by-law under Section 15.1 of the *Building Code Act*, setting out the standards for maintenance of property in the municipality, it can pass a by-law that sets out additional minimum standards for the maintenance of heritage property within a Heritage Conservation District.

The municipality can then require property owners to maintain their properties to these standards.

Policy:

- a) An amendment to the Town's Property Standards By-law to address additional minimum standards for the maintenance of heritage property within the District as per Section 45.1 of the *Ontario Heritage Act*, is supported.