



# Heritage Markham Committee Minutes

**Meeting Number: 2**  
**February 12, 2020, 7:15 PM**  
**Canada Room**

Members	Councillor Keith Irish Councillor Karen Rea Councillor Reid McAlpine Graham Dewar	Paul Tiefenbach Evelin Ellison Ken Davis Doug Denby
Regrets	David Nesbitt Shan Goel	Anthony Farr Jennifer Peter-Morales
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner	George Duncan, Senior Heritage Planner Alex Sepe, Committee Clerk

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## 1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:22 PM by asking for any disclosures of interest with respect to items on the agenda.

## 2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of interest.

## 3. PART ONE - ADMINISTRATION

### 3.1 APPROVAL OF AGENDA (16.11)

#### 1. Addendum Agenda

- 11 Princess Street - Request for Feedback: Metal Slate Roofing for New Dwelling

#### 2. New Business from Committee Members

Recommendation:

That the February 12, 2020 Heritage Markham Committee agenda be approved, as amended.

**Carried**

**3.2 MINUTES OF THE JANUARY 8, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on January 8, 2020 be received and adopted, as presented.

**Carried**

**3.3 END OF TERM FOR MEMBER - HERITAGE MARKHAM COMMITTEE (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham acknowledges and appreciates the 2 ½ years of commitment and service provided by Maria Cerone to the Heritage Markham Committee.

**Carried**

**4. PART TWO - DEPUTATIONS**

**4.1 SITE PLAN CONTROL APPLICATION**

**45 JOHN STREET, THORNHILL HERITAGE CONSERVATION DISTRICT**

**NEW SINGLE DETACHED DWELLING (16.11)**

FILE NUMBER: SPC 19 142354

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

F. Hemon-Morneau, Technician

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details of the Site Plan application. He indicated that the revised

drawings show that the garage is recessed 1.2 metres (4 ft) and conforms to the guidelines of the Thornhill Heritage Conservation District Plan, and the building elevations now label where siding is to be used. The applicant was informed that six window pane divisions are required rather than four, in addition staff requested that the applicant advise if the skirting material will be brick or stone. Staff continued by stating that the applicant has added window pane divisions to the rear windows of the home and that the roof material is an asphalt shingle. Moreover, the applicant has submitted a streetscape plan to show neighbouring building elevations, and the roof height has been lowered from 9.33 metres (30.7 ft) to 8.87 metres (29.1 ft).

Mr. Ilya Batov, the owner of the property addressed the Committee and informed that the cladding material is brick, not stone, and in addition he has contacted the Zoning section to determine if the application meets applicable zoning requirements.

The applicant was asked if the project would require removal of any trees from the property. Mr. Ilya Batov indicated that one tree will be removed as per the arborist report, but no trees will be removed from the front of the property.

The committee members recommended that the front door be an Arts and Crafts style door with ¼ lite.

Recommendation:

That Heritage Markham supports the revised design from a heritage perspective subject to:

- Revision of front façade windows to 6/1 single-hung and any other streetscape windows be the same; and,
- The front door to be an Arts and Crafts style, ¼ lite; and further,
- The applicant entering into a Site Plan Agreement with the City of Markham including the usual clauses with respect to building materials, colour, etc.

**Carried**

## **5. PART THREE - CONSENT**

### **5.1 HERITAGE PERMIT APPLICATIONS**

**7751 YONGE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT**

**131 MAIN STREET, UNIONVILLE HERITAGE CONSERVATION DISTRICT**

**DELEGATED APPROVALS: HERITAGE PERMITS (16.11)****FILE NUMBERS:**

- HE 20 106255
- HE 20 107736

Extracts: R. Hutcheson, Manager of Heritage Planning

**Recommendation:**

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

**Carried**

**5.2 BUILDING AND SIGN PERMIT APPLICATION****11 PRINCESS STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT****4360 HIGHWAY 7 EAST, UNIONVILLE HERITAGE CONSERVATION DISTRICT****DELEGATED APPROVALS: BUILDING AND SIGN PERMITS (16.11)****FILE NUMBERS:**

- 19 138593 HP
- 20 106901 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

**Recommendation:**

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

**Carried**

**5.3 CORRESPONDENCE (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

**Recommendation:**

That the following correspondence be received as information:

- a. Society for the Preservation of Historic Thornhill Newsletter, February 2020  
(Staff has full copy)
- b. Ontario Heritage Trust: Heritage Matters...more! Newsletter, February 2020

Carried

## **6. PART FOUR - REGULAR**

### **6.1 HERITAGE PERMIT APPLICATION**

#### **30 COLBORNE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT**

#### **FRONT YARD AND SIDE YARD FENCES (16.11)**

FILE NUMBER: HE 19 141022

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

George Duncan, Senior Heritage Planner, addressed the Committee informing them that this property previously had a traditional white picket fence in the front yard, the majority of which was removed during the construction of the residential addition to allow for the installation of construction hoarding. Staff were of the understanding that the former fence would be reconstructed when construction was complete. Markham staff were contacted in November 2019 and informed that a new fence was under construction. On November 26, 2019, a heritage permit was submitted. The fence is not a traditional picket fence and is not a design reflected in the Thornhill Heritage Conservation District Plan. Despite the new front yard fence not being reflective of traditional picket fence designs found in the district plan it does have similarities to one in an archival photograph of another historic Markham township location. The owner has committed to re-planting the former yew hedge that was removed without approval along the west property boundary near the front of the property.

The Committee received an email from Pam Birrell, President of the Society for the Preservation of Historic Thornhill, recommending that the fence designs for 30 Colborne St. comply with the Thornhill District Conservation Plan. SPOHT also noted that Colborne Street represents the heart of the Thornhill Conservation District and appropriate fence design and vegetation are an important element of the heritage streetscape. If approved, it was suggested that both the front fence and the side privacy fence be painted white.

The applicant addressed the committee indicating that the fence will be painted white to match the character of the area, and custom caps will be added to the fence posts. In addition, soft landscaping will be finished for summer 2020.

The issue of the west façade chimney brick colour was also discussed.

Recommendation:

1. That Heritage Markham Committee has no objection to the Heritage Permit application for a new front yard fence at 30 Colborne Street based on the example of a historic precedent shown in the book, Markham Remembered, on the condition that the new front yard fence be painted white and appropriate wooden caps be installed on the posts in consultation with Heritage Staff; and,
2. That Heritage Markham Committee has no objection to the rear yard privacy fence (visible from the front of the property) as the re-planting of a vegetative hedge along the west boundary (near the garage) will help soften the impact over time; and,
3. That Heritage Markham Committee supports the re-planting of the Japanese yew hedge to replace the yew hedge that was removed along the west boundary of the property; and further,
4. That Heritage Markham Committee supports staining the brick chimney to reflect a red brick colour representative of old Thornhill.

**Carried**

**6.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATIONS AND  
CONSENT APPLICATIONS**

**162 & 174 MAIN STREET**

**182 MAIN STREET**

**186 MAIN STREET**

**188 & 194 MAIN STREET**

**CREATION OF A REAR LOT DEVELOPMENT PARCEL**

**UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)**

**FILE NUMBERS:**

- B/22/19
- A/116/19
- A/117/19
- B/23/19
- A/118/19
- B/24/19
- A/119/19
- B/25/19
- A/120/19

Extracts:

R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

J. Leung, Secretary, Committee of Adjustment

George Duncan, Senior Heritage Planner, addressed the Committee informing that the above noted minor variance and consent applications are a group of applications submitted by KLM Planning Partners Inc. on behalf of three separate property owners. These applications will create a single development parcel in the rear of the adjacent properties for a future mixed-use development that will include underground parking and replace existing surface parking that serves Main Street. Access easements will be required to be registered by the applicant in favour of the commercial properties on Main Street to provide vehicular access and parking spaces.

The planning consultant Keith McKinnon, from KLM Planning and the Owner, Harshal Dave were in attendance.

Doug Denby expressed concern regarding the application. He stated that the consent and variance applications will convert the small village into a town, severely changing the character of Main Street.

Recommendation:

That Heritage Markham has no comment on the Consent and Minor Variance applications for 162 & 174 Main Street, 182 Main Street, 186 Main Street, and 188 & 194 Main Street from a heritage perspective, subject to securing heritage easement agreements as a condition of consent approval for the following properties:

- the Queen's Hotel (162 & 174 Main Street)
- the Stiver-Summerfeldt Store (182 Main Street)
- Unionville's First Post Office and Store (188 & 194 Main Street)

**Carried**

## **7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES**

### **7.1 STUDIES**

#### **STRATEGY TO ADDRESS CULTURAL HERITAGE RESOURCES IN THE NORTH DISTRICT EMPLOYMENT LANDS (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, informed the committee that the City of Markham retained planning, urban design and architecture firm, MHBC to assist in the development of a strategy to address cultural heritage resources in the North District Employment Lands. Once options are developed, MHBC will present their findings to the Markham Heritage Committee for feedback.

Recommendation:

That Heritage Markham Committee receive the update on the consultant study entitled 'Strategy to Address Cultural Heritage Resources in the North District Employment Lands', as information.

**Carried**

## **7.2 INFORMATION**

### **ONTARIO HERITAGE CONFERENCE UPDATE (16.11)**

Extracts:

R. Hutcheson, Manager of Heritage Planning

C. Kakaflikas, Director, Economic Growth, Culture & Entrepreneurship

Regan Hutcheson, Manager of Heritage Planning, reviewed the update memo and responded to questions.

Recommendation:

That Heritage Markham Committee receive for information the update on the Ontario Heritage Conference (May 28-30, 2020) being organized and hosted by the City of Markham.

**Carried**

## **7.3 STUDIES**

### **MAIN STREET UNIONVILLE COMMERCIAL CORE STREETScape MASTER PLAN 2020, FINAL DRAFT STUDY REPORT - UPDATE (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson, Manager of Heritage Planning, presented to the Committee the preferred concept, streetscape features and enhanced treatment options as outlined in the Main Street Unionville Commercial Core Streetscape Master Plan 2020 – Final Draft Study Report. A preferred concept and suggested streetscape plan was presented to the Unionville Sub-Committee on January 23, 2020, and the sub committee recommended the endorsement of Modified Concept #2 and the



Enhanced Treatment Option #6. Modified concept #2 features a reduced road cross-section, with a preference for 2.0 metre sidewalks and a larger boulevard on the east side.

Councillor Karen Rea expressed concern regarding the use of pavers given the challenges experienced in the Markham Village streetscape project. In response, it was noted that using a concrete base and proper installation techniques are key to success.

Recommendation:

1. That Heritage Markham Committee receive the staff presentation on the preferred concept, streetscape features and enhanced treatment options outlined in the Main Street Unionville Commercial Core Streetscape Master Plan 2020 – Final Draft Study Report; and,
2. That Heritage Markham supports the Modified Concept #2 and Enhanced Treatment Option #6 for the Main Street from a heritage perspective; and further,
3. That Heritage Markham supports the improvements to the East Lane from a heritage perspective.

**Carried**

## **7.4 ADVOCACY**

### **HERITAGE EDUCATION (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning offered to defer this presentation to the March meeting.

Recommendation:

That Heritage Markham Committee defer this item to the March meeting.

**Postponed**

## **8. PART SIX - NEW BUSINESS**

### **REQUEST FOR FEEDBACK**

#### **11 PRINCESS STREET: METAL SLATE ROOFING FOR NEW DWELLING (16.11)**

The Committee reviewed the staff memo on a request to use a metal shingle product rather than asphalt shingles for a new dwelling in the Markham Village Heritage Conservation District.

Recommendation:

That Heritage Markham does not support the substitution of metal slate cladding for the approved asphalt-shingle cladding for the new dwelling at 11 Princess Street.

**Carried**

**9. ADJOURNMENT**

The Heritage Markham Committee meeting adjourned at 9:26 PM.