



Heritage Markham Committee Minutes

Meeting Number: 7
August 12, 2020, 7:00 PM
Electronic Meeting

Members	Councillor Karen Rea Councillor Reid McAlpine Graham Dewar Paul Tiefenbach Evelin Ellison	Ken Davis Doug Denby Shan Goel Anthony Farr Lake Trevelyan
Regrets	Councillor Keith Irish	David Nesbitt
Staff	Regan Hutcheson, Manager, Heritage Planning Laura Gold, Council/Committee Coordinator	Scott Chapman, Election and Committee Coordinator

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:05 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There was no disclosure of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

There was no addendum agenda.

A. New Business from Committee Members

There was no new business from Committee Members.

Recommendation:

That the August 12, 2020 Heritage Markham Committee agenda be approved.

Carried

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

The following correction was made to item 6.1 Fire at 32 Colborne Street, Thornhill Heritage Conservation District:

Committee thanked Anthony Farr and his dog for the instrumental role they played in saving the lives of the family and dog that reside at 32 Colborne Street.

Recommendation:

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

Carried

3.3 NEW MEMBER - UNIONVILLE

HERITAGE MARKHAM COMMITTEE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached memorandum.

Recommendation:

That Heritage Markham Committee welcomes Lake Trevelyan to the committee.

4. PART TWO - DEPUTATIONS

5. PART THREE - CONSENT

5.1 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

206 MAIN STREET UNIONVILLE

PROPOSED BUSINESS PROFESSIONAL OFFICE USE ON GROUND FLOOR (16.11)

FILE NUMBER: A/077/20

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson, Manager of Heritage Planning presented the staff memorandum advising that the City has received an application to the Committee of Adjustment requesting a variance to permit a business and professional office

on the ground floor of the recently constructed two storey commercial addition to the historic Stiver House located at 206 Main Street Unionville.

Staff had no comment from a heritage perspective on the application as the variance does not impact any of the heritage features, and the proposed office use is to be located in the new addition behind the retail area within the Stiver House.

Committee was concerned that approving the usage on the ground floor at 206 Main Street Unionville for business or professional office use would allow for a variety of non-retail uses in the future (i.e. lawyer, or dentist offices), but supported the Applicant's proposed usage of the property. It was also noted that although the location of the proposed office use is well set back from Main Street Unionville, the use is still visible from the street. Therefore, it is important that the property usage remains for retail in the long-term. It also inquired why the proposed usage is not considered retail when it is selling condominiums, and includes a décor presentation centre.

Staff advised that a professional opinion on the usage was obtained from Zoning Section staff, and it was determined that the usage is considered professional office space.

Recommendation:

That Heritage Markham supports the proposed variance for office use on the ground floor (reception area, sales office for residential units and a décor/presentation centre), but not for other professional office uses.

Carried

5.2 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

CONSENT APPLICATION

40 ALBERT STREET, MARKHAM VILLAGE

MINIMUM LOT FRONTAGE VARIANCE AND PROPOSED SEVERANCE OF THE PROPERTY (16.11)

FILE NUMBERS:

- A/071/20
- B/11/20

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

1. That Heritage Markham has no comment from a heritage perspective on the variance application (A/071/20) to permit a minimum lot frontage of 74 ft. for a pair of semi-detached dwellings at 40 Albert St.; and,
2. That Heritage Markham has no objection to the proposed severance of 40 Albert St. to provide for separate ownership of each semi-detached dwelling, subject to the owner being required as a condition of approval to enter into a Heritage Conservation Easement Agreement with the City.

Carried

5.3 BUILDING OR SIGN PERMIT APPLICATION

33 DICKSON HILL ROAD

326 MAIN ST. N. MARKHAM VILLAGE HCD

**DELEGATED APPROVALS, BUILDING PERMITS APPROVED BY
HERITAGE SECTION STAFF (16.11)**

FILE NUMBERS:

- HP 20 119547
- HP 20 117735

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried

5.4 HERITAGE PERMIT APPLICATION

94 JOHN ST. THORNHILL HCD

19 PETER ST. MARKHAM VILLAGE HCD

15 COLBORNE ST. THORNHILL HCD

180 MAIN ST. N. MARKHAM VILLAGE HCD

105 MAIN ST. UNIONVILLE HCD

158 MAIN ST. UNIONVILLE HCD

7181 REESOR ROAD

**DELEGATED APPROVALS, HERITAGE PERMITS APPROVED BY
HERITAGE SECTION STAFF (16.11)**

FILE NUMBERS:

- HE 20 119790
- HE 20 120061
- HE 20 120063
- HE 20 121534
- HE 20 119939
- HE 20 119936
- HE 20 118689

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Committee noted that the owner of 105 Main Street Unionville needs to finish painting the property, and remove the blue paint from the fieldstone. There is also a paint issue at 107 Main Street Unionville that needs to be resolved.

Recommendation:

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

Carried

5.5 TREE REMOVAL APPLICATIONS

26 ALBERT ST. MARKHAM VILLAGE HCD

22 COLBORNE ST. THORNHILL HCD

8 DAVID GOHN CIRCLE, MARKHAM HERITAGE ESTATES

**DELEGATED APPROVALS, TREE REMOVAL PERMITS APPROVED
BY HERITAGE SECTION STAFF (16.11)**

FILE NUMBERS:

- 20 118800
- 20 119005
- 20 119287

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried

5.6 SITE PLAN CONTROL APPLICATION

33 ALBERT STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

PROPOSED ONE STOREY DETACHED ACCESSORY BUILDING SHED (16.11)

File Number: SPC 20 118228

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

Carried

6. PART FOUR - REGULAR

6.1 APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT

4551 ELGIN MILLS DEVELOPMENTS LTD., MAJOR KENNEDY DEVELOPMENTS LTD., AND MAJOR KENNEDY SOUTH DEVELOPMENTS LTD.

CULTURAL HERITAGE RESOURCES

10225-10227 KENNEDY ROAD

4638 MAJOR MACKENZIE DRIVE (16.11)

File Number: PLAN 20 113780

Extracts:

R. Hutcheson, Manager of Heritage Planning

D. Brutto, Senior Planner, North District

Regan Hutcheson presented the staff memorandum regarding the Applications for a Draft Plan of Sub-Division and Zoning By-Law Amendment for 4551 Elgin Mills Development LTD, Major Kennedy Development LTD, and Major Kennedy South Developments LTD, Cultural Heritage Resources 10225-10227 Kennedy Road, and 4638 Major Mackenzie Drive.

Emily Grant, from Malone Given Parsons provided a presentation on the applications. Also in attendance were Chris Uchiyama, Letourneau Heritage Consulting Inc. providing information on the heritage impact assessment reports that were filed and Joseph Ho, WSP providing comment on grading matters.

Ms. Grant spoke in support of relocating the two Kennedy Road heritage resources within the subdivision to a more prominent location, but not retaining the Pingle Brown house due to its perceived lack of cultural heritage significance. She also noted that the Pingle burial area was not on her client's lands, but on the regional right-of-way and appeared to be owned by the City of Markham.

Committee provided the following feedback on the Applications:

- Suggested that the Applicant provide more options with respect to the heritage homes on the property (i.e. an option where the heritage homes remain in their current locations);
- Suggested the heritage homes on the property tell a story of this area of Markham;
- Suggested that the Pingle Cemetery be sensitively addressed as part of the plan of subdivision work notwithstanding ownership, but the issue of Kennedy Road widening needs to be considered as well;
- Suggested considering a parkette/linear connection with trees where the heritage homes and cemetery are located, which could include a pathway that connects the heritage assets, and secondary school;
- Noted that relocation should only be considered when the original location is not viable;
- Preference is to retain the heritage homes in their existing locations and any significant adjacent vegetation;
- Suggested adjusting the grading around the heritage homes so that they can remain where they are currently located (Mr. Ho had indicated that the heritage houses are currently about 2m higher than the proposed new grade for this area);
- Suggested that the house proposed for demolition (Pingle Brown) does have value to the community.

1. That Heritage Markham does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications at this time as they do not appropriately

address the retention of the identified cultural heritage resources as per the cultural heritage policies of the City's Official Plan, the Robinson Glen Secondary Plan and the Community Design Plan, and encourages the applicant to continue to work with staff and the Committee; and,

2. That Heritage Markham recommends that the Homer Wilson House and J.P. Carr Cottage, and Pingle-Brown House be retained on their original sites on appropriately sized lots and remain connected from a contextual perspective, and that the standard heritage conditions of approval be secured (i.e. heritage easement agreement, site plan approval/restoration plan, Markham Remembered plaques, etc); and,

3. That Heritage Markham recommends the Pingle Cemetery area be sensitively integrated with adjacent development in a respectful manner to protect and preserve its integrity including the requirement for appropriate fencing, landscaping and a Markham Remembered plaque; and,

4. That the Applicant report-back to the Heritage Markham Committee with an option where the heritage assets remain in their existing locations.

Carried

6.2 SIGN PERMIT APPLICATION

STABBY'ZZ TATTOO STUDIO

209 MAIN STREET UNIONVILLE (16.11)

File Number: 20 120109 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson presented the staff memorandum regarding Stabby's Tattoo Studio, 209 Main Street Unionville - Sign Permit Application.

Committee provided the following feedback on the sign permit application:

- Suggested that the quality of the signs on Main Street Unionville appears to have declined overtime, and felt many signs were not of the same quality as signs from previous years;
- Suggested considering toning down the pink and possibly rounding the edges;
- Noted that the sign being proposed does not meet the Unionville Heritage Conservation District Plan guidelines for Commercial Heritage Signs (i.e. the text takes up more than 2/3 of the sign area);

- Wanted to support the business, and understood that it was important to the business's success to erect the sign quickly;
- Questioned where the signs will be located.

In response to the Committee's feedback, staff advised that the pink lettering is similar to the pink used in the "Pretty Little Things" sign located on Main Street Unionville and there should be some degree of consistency in approvals. The signs will be erected in three places: 1) above the entrance door; 2) above the sidewalk on a projecting bracket sign and 3) on an existing ground sign infrastructure.

Recommendation:

That Heritage Markham has no objection to the design submitted for Stabby'Zz Tattoo Studio, 209 Main Street Unionville (sign permit application 20 120109) from a heritage perspective subject to compliance with the City's Sign By-law requirements.

Carried

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

Regan Hutcheson advised that the 2020 Doors Open Markham will be held as a virtual event.

The Committee supported the concept and thought it was a good opportunity to reach new audiences. It suggested that the Doors Open Markham Committee consider adding virtual tours of the attractions. Councillor Reid McAlpine agreed to mention this to the Committee.

8. PART SIX - NEW BUSINESS

There was no new business.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:40 PM.