

Heritage Markham Committee Meeting
City of Markham
December 12, 2018
Canada Room, Markham Civic Centre

Members

David Nesbitt, Chair
Maria Cerone
Ken Davis
Graham Dewar
Evelin Ellison
Anthony Farr
Councillor Keith Irish
Councillor Reid McAlpine
Jennifer Peters-Morales
Councillor Karen Rea
Zuzana Zila

Regrets

Ian Darling

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, Senior Heritage Planner
Peter Wokral, Heritage Planner
Victoria Hamilton, Committee Secretary (PT)

David Nesbitt, Chair, convened the meeting at 6:53 PM by asking for any disclosures of interest with respect to items on the agenda.

Reid McAlpine disclosed an interest with respect to Item # 8, by nature of being a neighbour of the owner, and did not take part in the discussion of or vote on the question of the approval of this matter.

1. Approval of Agenda (16.11)

- A) Addendum Agenda
- B) New Business from Committee Members

Recommendation:

That the December 12, 2018 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the November 14, 2018
Heritage Markham Committee Meeting (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
[Minutes](#)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on November 14, 2018 be received and adopted.

CARRIED

3. Welcome New Heritage Markham Councillors (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
[Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and welcomed the new Heritage Markham Councillors – K. Irish and R. McAlpine.

The Councillors and Committee members provided brief introductions of themselves.

Councillor K. Rea expressed her thanks to D. Hamilton and V. Burke, the outgoing Heritage Markham Councillors, for their contributions and service on the Heritage Markham Committee.

R. Hutcheson extend an invitation for all new councillors to attend a presentation outlining the work and function of Heritage Markham. It was suggested that the invitation be extended to all councillors.

Recommendation:

That Heritage Markham receive as information.

CARRIED

4. **28 Wales Avenue, Markham Village,
227 Main Street North, Markham Village,
Thomas Foster Street, Berczy Community,
60 Main Street North, Markham Village,
Delegated Approvals:
Building and Sign Permits (16.11)**

File Numbers: 18 252580 HP

18 252580 01 HP

18 253684 NH

18 253686 AL

18 247153 HP

18 254119 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Recommendation:

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

CARRIED

5. **Events,
Doors Open Markham- Final Report 2018 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Recommendation:

That Heritage Markham receive as information.

CARRIED

6. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Correspondence](#)

Recommendation:

That the following correspondence be received as information:

- a) Thank-you note from Councillor Valerie Burke.
- b) Community Heritage Ontario: CHO News, Fall 2018 (sent to members electronically)
- c) Markham Historical Society: Remember Markham Newsletter, December 2018.

CARRIED

**7. Committee of Adjustment Variance Application,
Consent Application,
14, 16 and 20 Mill Street,
Proposed Severance and Variance Applications (16.11)**

File Numbers: B/17/18

A/160/18

B/18/18

A/161/18

B/19/18

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
Justin Leung, Committee of Adjustment

[Memo](#)

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that there were minor variance applications related to the existing conditions, also stating that the buildings were identified as Type C buildings in the heritage conservation district plan. P. Wokral advised that there was no proposed change to the retained lot or parcels being severed, but that Staff was anticipating a new proposal that would contain the new parcels.

There was discussion regarding the rear yard of 22 Mill Street and why it was not included. Staff advised that there was separate ownership of the semi-detached dwellings at 20 and 22 Mill Street, so each owner could decide the severance of their own lot, however due to TRCA restrictions, the rear yard of 22 Mill Street was of less value to the owner of 73 Main Street South and therefore not included in the application.

There was discussion regarding the application being appealed to the Ontario Municipal Board (OMB).

Staff noted that they could not discuss any new application for the lands that had not been submitted and that Heritage Markham's recommendation should be based on the existing application.

The local councillor requested another community meeting once the new application is submitted, prior to it being presented to Heritage Markham.

There was discussion regarding the lot sizes of the remaining portion of the lots at 14, 16 and 20 Mill Street South. Staff advised that the properties would still meet the by-law minimum lot area requirements for coverage, aside from any existing conditions.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham has no objection the severance of the lots from a heritage perspective, provided that there is an understanding that the severance of the lots does not indicate support for any future or pending applications.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the proposed severances and requested variances for 14, 16 and 20 Mill Street described in the applications B/17/18, A/160/18, B/18/18, A/161/18, and B/19/18;

With the understanding that the severance of the lots does not indicate support for any pending or future applications.

CARRIED

**8. Site Plan Control Application,
10 Dryden Court, Markham Village Heritage Conservation District,
Proposed Single Detached Dwelling (16.11)**

File Numbers: SPC 18 180344

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

[Memo](#)

Reid McAlpine disclosed an interest with respect to Item # 8, by nature of being a neighbour of the owner, and did not take part in the discussion of or vote on the question of the approval of this matter.

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that variances would likely be required for the front and side yard setback, though the application has yet to undergo a Zoning Preliminary Review.

P. Wokral stated that the Urban Design Section preferred the side yard setback comply with the by-law minimum of six (6) feet, but given the Toronto and Region Conservation Authority (TRCA) restrictions on the property, Staff has no objection to the requested setback of under five (5) feet.

There was discussion regarding the elevation of the proposed dwelling. Concern was expressed that the Committee was not provided a streetscape to illustrate how the proposed dwelling would appear next to the adjacent dwellings. Staff commented that the elevation would be reviewed and compared to the adjacent dwellings, noting that the roof design was unique due to the irregular shape of the dwelling structure. Staff also noted that the architectural style was generally consistent with the neighbouring dwellings.

There was discussion regarding the side yard variance and the windows at the back not being bird friendly. The Committee inquired about the floor plan. Staff noted that the interior of the home was not generally reviewed as part of the Site Plan Control Application.

There was discussion regarding the size of the 3,174 ft² dwelling. Staff advised that the garage was included in the square footage.

There was discussion regarding the design of the front of the dwelling, and the continuous plain without articulation. Staff noted that the TRCA restrictions affected the design of the proposed dwelling as it had to be pushed forward compared to the existing dwelling. Staff advised that the front yard was more than six (6) meters deep.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham is concerned that the height of the proposed dwelling may not be compatible with the neighbouring houses, and delegates the resolution of any height concerns to Heritage Section staff.

The Committee proposed a further amendment to the Staff recommendation – that Heritage Markham recommends that the lighting be night sky friendly and windows be bird friendly.

The Committee stated the expectation that any significant changes to the Site Plan Control application, including substantial variances, be brought back to Heritage Markham for review.

Recommendation:

That Heritage Markham has no objection to the form, massing, **and** scale of the proposed new dwelling at 10 Dryden Court from a heritage perspective, but **is concerned that the height may not be compatible with neighbouring houses, and** recommends that the use of stone veneer be limited to a foundation treatment; and,

That Heritage Markham delegates final review of the Site Plan Control application, **resolution of height concerns**, and any other development application required to permit the proposed new dwelling at 10 Dryden Court to Heritage Section staff; and further,

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding windows, colours, materials etc., **along with the conditions that the lighting be night sky friendly and windows be bird friendly.**

CARRIED

9. Heritage Day and Heritage Week 2019 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. He inquired if the Committee was interested in undertaking any special activities for heritage week, and recommended that a small subcommittee be formed to carry them out.

There was discussion regarding promoting heritage to the younger generation and creating pamphlets to be distributed to the schools. Staff noted that challenges were faced in the past when coordinating activities with the schools as there were requirements to target specific age groups and documentation had to be vetted by the Board prior to distribution. The Committee considered deferring such a project to a future year.

E. Ellison offered to speak to a school trustee regarding the concept of contacting local schools.

Recommendation:

That Heritage Markham receive the information on Heritage Day and Week 2019 as information; and,

That Heritage Markham supports the proclamation of Heritage Week in Markham (February 18-24, 2019) and the flying of the Prince of Wales Prize flag at the Markham Civic Centre for the week.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 8:04 PM.