

Heritage Markham Committee Meeting
City of Markham
April 10, 2019
Canada Room, Markham Civic Centre

Members

Graham Dewar, Chair
Ken Davis
Evelin Ellison
Anthony Farr
Councillor Reid McAlpine
David Nesbitt
Jennifer Peters-Morales (*arrived at 7:44 p.m.*)
Councillor Karen Rea
Zuzana Zila

Regrets

Maria Cerone
Councillor Keith Irish

Staff

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

Graham Dewar, Chair, convened the meeting at 7:21 PM by asking for any disclosures of interest with respect to items on the agenda.

There were no disclosures of interest.

1. Approval of Agenda (16.11)

- A) Addendum Agenda
- B) New Business from Committee Members
 - Request for Update After Fire Damage, 45 John Street

Recommendation:

That the April 10, 2019 Heritage Markham Committee agenda be approved, **with the new business item.**

CARRIED

**2. Minutes of the March 13, 2019
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 March 13, 2019 be received and adopted.

CARRIED

**3. Board and Appointment Policy
1) Eligibility of Non-Residents on Advisory Committees
2) Term and Length of Service (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.

Recommendation:

That Heritage Markham received the information on Board and Committee Appointment Policy as information.

CARRIED

- 4. Heritage Permit Applications,
39 John Street, Thornhill,
38 Colborne Street, Thornhill,
Delegated Approvals: Heritage Permits (16.11)**
File Numbers: HE 19 115163
HE 19 115651
Extracts: R. Hutcheson, Manager of Heritage Planning
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- [Memo](#)

Recommendation:

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

CARRIED

- 5. Building Permit Applications,
145 Main Street, Unionville,
99 Thoroughbred Way, Individually designated,
Delegated Approvals: Building Permits (16.11)**
File Numbers: 19 112477 AL
17 180557 HP
Extracts: R. Hutcheson, Manager of Heritage Planning
-
- [Memo](#)

Recommendation:

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

CARRIED

**6. Designation By-law Amendments,
Change to Legal Descriptions (16.11)**

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

[Memo](#)

Recommendation:

That Heritage Markham acknowledges the need to amend the legal description in the designation by-laws for the following properties and has no objection:

- 33 Artisan Trail (formerly 10372 Woodbine Ave.- new address)
- 37 Artisan Trail (formerly 10271 Woodbine Ave.-relocated)
- 39 Artisan Trail (formerly 10327 Woodbine Ave.-relocated)
- 20 Mackenzie Stand Avenue (formerly 8083 Warden Ave.-relocated)
- 99 YMCA Boulevard (formerly 7996 Kennedy Rd.-new address)
- 819 Bur Oak Avenue (formerly 9483 McCowan Rd.-relocated)
- 11 Heritage Corners Lane (formerly 9251 Hwy. 48-relocated)
- 2665 Bur Oak Avenue (formerly 7006 16th Ave.-new address)
- 8 Green Hollow Court (formerly 9642 9th Line-new address)
- 1 Kalvinster Drive (formerly 6937 Hwy. 7-new address)
- 28 Pike Lane (formerly 9451 9th Line-new address)
- 99 Thoroughbred Way (formerly 9804 McCowan Rd.-new address)
- 70 Karachi Drive (formerly 7555 Markham Rd.-relocated)
- 2 Alexander Hunter Place (formerly 31 Helen Ave.-relocated)

CARRIED

**7. Financial Assistance,
32 Washington Street,
6 Wismer Place,
111 John Street,
16 George Street,
180 Main Street North
2019 Designated Heritage Property Grant Program (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

[Memo](#)

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

There was a brief discussion regarding the maximum grant amount awarded per property. Staff clarified that the Commercial Façade Improvement Grant Program permitted funding up to a maximum of \$15,000 and that the residential Designated Heritage Property Grant Program offered assistance to a maximum limit of \$5,000 per property with a maximum amount of \$7,500 for the replacement of cedar shingle roofs in Markham Heritage Estates.

There was discussion regarding applications with only one quotation provided. Staff advised that applications were accepted with only one (1) quotation, however applicants are still required to provide at least two quotations as a condition for financial approval and receipt of the funds.

There was discussion regarding increasing the maximum assistance amount for residential properties. Staff advised that heritage conservation easement agreements were required for grants greater than \$5,000. The Committee noted that the funds provided were taxpayers' money and that the money had to be distributed responsibly. The Committee also noted that the funding provided was a welcomed incentive, but was not always a deciding factor in whether or not the work was performed.

Recommendation:

That Heritage Markham supports the funding of the following five grant applications in the amounts noted at a total cost of \$23,776.90 subject to conditions noted on the individual summary sheets:

- 32 Washington Street, Markham Village (up to \$5,000);
- 6 Wismer Place, Markham Heritage Estates (\$7,500.00);
- 111 John Street, Thornhill (\$1,276.90);
- 16 George Street, Markham Village (\$5,000.00);
- 180 Main Street North, Markham Village (\$5,000.00); and,

That \$3,107.50 of the unallocated funds in the 2019 Designated Heritage Property Grant Program be transferred to the 2019 Commercial Façade Improvement Grant Program to cover the requested grant funding in excess of the \$15,000.00 budget for 2019.

CARRIED

**8. Financial Assistance,
6890 14th Avenue,
40-44 Main Street North,
2019 Commercial Façade Improvement Program Grant Requests (16.11)**

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

[Memo](#)

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

Recommendation:

That Heritage Markham supports a matching grant of up to \$15,000.00 for the re-conditioning of the historic wooden windows and the installation of historically appropriate new wooden storm windows at 6890 14th Avenue; and,

That Heritage Markham supports a matching grant of up to \$3,107.50 for the selective repair and repainting of the historic wooden trims of 40-44 Main Street North subject to the applicant obtaining a Heritage Permit; and further,

That Heritage Markham recommends that unallocated funds from the 2019 Designated Heritage Property Grant Program in the amount of \$3,107.50 be transferred to the 2019 Commercial Façade Improvement Program.

CARRIED

**9. Site Plan Control Application,
30 Colborne Street, Thornhill Heritage Conservation District,
Proposed Detached 2-Car Garage (16.11)**

File Number: SPC 19 115724

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

[Memo](#)

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that no trees would be affected by the construction of the garage, and that the Applicant requested to reuse the 4/4 windows from the house on the east and north elevations.

The Applicant's architect, David Johnston, was in attendance and responded to inquiries from the Committee.

Mr. Johnston confirmed that the garage would be white in colour, in keeping with the colour of the dwelling.

Mr. Johnston stated that he was not aware of any intention to build a cabana, and had not been asked to prepare any drawings with respect to one. He advised that an area would be required for the installation of pool equipment, but the location had not yet been determined.

Mr. Johnston advised that no trees would be removed, and that the picket fence at the front of the house would be in keeping with the Site Plan Approval drawings.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the Site Plan Control application for the construction of a detached, 2-car garage subject to the applicant satisfying the Urban Design staff with respect to tree preservation and tree protection matters and entering into a Site Plan Agreement containing the usual conditions regarding colours, materials, etc.

CARRIED

**10. Site Plan Control Application,
33 Eureka Street, Unionville Heritage Conservation District,
Proposed Addition to a Heritage Dwelling (16.11)**

File Number: SPC 19 114402

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

Memo

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the dwelling was purchased by a new owner, and that the heritage dwelling would be retained with proposed additions. Mr. Duncan noted there were no development standards regarding coverage or height, etc. because the property was zoned for office use and the residential use is legal non-conforming.

The Applicant's designer, Russ Gregory, was in attendance and responded to inquiries from the Committee.

Mr. Gregory advised that the proposal was for the 2nd storey floor from the original house to be removed and become a high vaulted ceiling space for the ground level rooms. He advised that it is a balloon frame dwelling, and there would be no structural concern with the removal of the second storey flooring. Mr. Gregory advised that they would ensure the proper removal of possible asbestos siding from the dwelling during the renovation.

Mr. Gregory confirmed that an Arborist Report was obtained and advised that the two trees on Station Lane would remain and that a maple and conifer further into the property would be removed.

Mr. Gregory asked if he could have stucco chimneys. Staff advised that they were not appropriate from a heritage perspective, and that brick should be used. Staff noted that they were false chimneys and that the recommendation was for one false chimney instead of two.

There was a brief discussion regarding the removal of a bay window from the original house. Mr. Gregory advised that it was removed from the plan, at the request of Staff, and that the floor plans had not been revised to reflect this change. A member of the Committee expressed appreciation for the salt box shape of the heritage dwelling being retained and requested that efforts be made to enhance this feature.

Mr. Gregory advised that the final colour had not yet been confirmed by the applicant, but that they would work with staff to ensure that it was a heritage colour.

Councillor McAlpine noted that the north elevation addition had many roof lines and gables, stating his preference for the addition to be simplified in order to bring attention to the heritage portion of the dwelling rather than draw it away. Mr. Gregory noted that large pine trees in front of the addition would make these details less visible from the street. A Committee member stated that the new addition was stepped back from the heritage portion to enhance the original dwelling.

Recommendation:

That Heritage Markham generally supports the design of the proposed addition to the heritage dwelling at 33 Eureka Street from a heritage perspective, subject to the applicant working with staff to refine the following details relating to the treatment of the heritage dwelling:

- Modern cladding is to be removed from the heritage dwelling to determine the type and condition of the oldest cladding. If the oldest layer of cladding is in restorable condition it is to remain in place and be repaired as required;
- If the oldest layer of historic cladding on the heritage dwelling is not in restorable condition, as determined in consultation with Heritage Section staff, it is to be replicated with new material in the same design as the old material;
- If no historic material remains, vertical tongue and groove wood siding is acceptable for the heritage dwelling;
- Remaining historic 2/2 windows should be retained and restored as required, and modern windows added later should be removed and replaced with replica windows that follow the design of the historic 2/2 windows.

- Only one false chimney is to be added on the roof ridge of the heritage dwelling, at the east gable end, proportioned lightly to represent a stove chimney;
- Before the veranda design is finalized, the modern cladding should be removed to see what evidence remains of an historic veranda or porch and its supports, so that those details can be copied; and,

That the elevation drawings be revised to reflect the above-noted recommended changes; and further,

That the applicant enter into a Site Plan Control Agreement that includes the usual conditions relating to colours, materials, etc.

CARRIED

**11. Site Plan Control Application,
Zoning By-law Amendment Application
Official Plan Amendment Application,
Plan of Subdivision,
73 Main Street South, Markham Village Heritage Conservation District,
Proposed Townhouse Development & Semi Detached Dwelling (16.11)**

File Number: OP/ZA 15 108135

SU/SC 17 157341

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

[Memo](#)

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that revisions to the Site Plan enabled the Applicant to meet the minimum number of parking spaces as required in the by-law. Mr. Wokral indicated that the owner had changed since the application was first reviewed by Heritage Markham and that the current owner had appealed the planning applications to the Ontario Municipal Board (OMB). He advised that negotiations were underway between the City and the applicant in an effort to establish a development plan that the Planning Department could support.

There was discussion regarding a new Community Information Meeting. Staff advised that only the required Statutory Public Meeting was being scheduled, for May 21, 2019.

There was discussion regarding green space on the property. Staff advised that the proposed Block 2 townhomes would have backyards, and that a section of land regulated by the TRCA would remain green space.

The Committee expressed concerns regarding the turning radius from Mill Street onto the private lane for larger vehicles. Staff advised that the turning radius met the 12 foot requirement for large vehicles, including garbage and fire trucks.

There was discussion regarding the townhouses. Staff commented that the City permitted runs of up to 8 townhouses.

There was discussion regarding the application at the OMB as it related to the originally submitted plans versus the plan currently being considered by the City.

The Committee proposed an amendment to the Staff recommendation – that the wording regarding townhouses be modified to note the condition “if townhouses are to be considered, then they should be designed in accordance with the policies and guidelines for new buildings in the Markham Village Heritage Conservation District Plan and the policies of the Markham Official Plan”.

Recommendation:

That Heritage Markham offers the following comments from a heritage perspective to City Staff and Markham Council regarding the redevelopment proposal at 73 Main Street South that has been appealed to the OMB:

- The preferred building type for new residential units is detached or semi-detached dwellings, two storeys in height which is more reflective of the building stock in the area, but the internal road townhouses could be supported at this specific/unique location subject to:
 - Modification to the massing/ footprint of the townhouses fronting onto Main Street South to better reflect the rhythm of existing individual units on the streetscape; and
 - **If townhouses are to be considered, then they are** to be designed in accordance with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan and the policies of the Markham Official Plan- Heritage Policies for new construction (section 4.5.3.7.iv) specifically related to height, form, massing, scale and architectural features and materials;
- Heritage Markham supports the proposed semi-detached dwelling fronting Mill Street and recommends that its design be revised in accordance with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan and the policies of the Markham Official Plan- Heritage Policies for new construction (section 4.5.3.7.iv) specifically related to height, form, massing, scale and architectural features and materials; and
- The exterior design of all the proposed dwelling units be revised to:
 - introduce historically appropriate window styles;
 - eliminate the use of pre-cast stone or concrete window and door surrounds; and
 - reduce the use of stone as an exterior cladding to a foundation treatment only; and
 - reduce or minimize the number of exterior entry stairs leading to the entrance/porch on specific unit designs.

CARRIED

**12. New Business,
Ontario Heritage Conference 2020,
Status Update (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

At the request of the Committee, Staff provided an update regarding the Ontario Heritage Conference 2020. Staff advised that potential venues were contacted for rental pricing and that the local organizing committee consisting of two councillors along with community representatives would be selected within the next few weeks. A tentative theme was discussed, as well as potential dates.

**13. New Business,
Awards of Excellence 2019,
Status Update (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

At the request of the Committee, Staff provided an update regarding the Awards of Excellence 2019. Staff advised that a date had yet to be confirmed, and that June 2019 was being considered. Staff noted that adequate time and resources had to be allocated to the Ontario Heritage Conference 2020 towards the end of 2019. Staff noted that the Awards of Excellence focussed on Markham, therefore should be kept separate from the Ontario Heritage Conference, but that the winners could be exhibited at the Conference.

Staff indicated further information on a potential date could be discussed at the May meeting.

**14. New Business,
Update on Fire Damage to Heritage House,
45 John Street Dwelling (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

At the request of the Committee, Staff provided an update regarding the recent fire at 45 John Street. Staff noted that the house was occupied, however the resident was not injured in the fire. The owner was recently in contact with the City regarding a Site Plan application to rebuild the house. Staff noted that the engineer investigating on behalf of the insurance company advised that the damage was extensive, affecting the structural integrity of the house, and that demolition would be required. Staff noted that a demolition permit regarding this property was expected in the near future.

**15. New Business,
Presentation Regarding Barns (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

A member of the Committee requested George Duncan to make a presentation to Heritage Markham on the barns located in Markham. Mr. Duncan advised that his presentation would take approximately one hour and recommended separating the presentation from the Heritage Markham Agenda.

A member of the audience, Sam Orrico, expressed interest in this topic and requested additional information regarding the presentation being held by Mr. Duncan at the Uxbridge Historical Museum on May 29, 2019.

Recommendation:

That Heritage Markham defer further discussion on this item until the fall of 2019 following the re-publication of Mr. Duncan's book on barns; and,

That the presentation take place an hour before a regularly scheduled Heritage Markham meeting; and further,

That council and staff be invited to attend the presentation.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 9:07 PM.

CARRIED