

**Heritage Markham Committee Meeting
City of Markham
June 12, 2019
Canada Room, Markham Civic Centre**

Members

Graham Dewar, Chair
Maria Cerone
Ken Davis
Anthony Farr
Councillor Keith Irish
Councillor Reid McAlpine
Councillor Karen Rea

Regrets

Evelin Ellison
David Nesbitt
Jennifer Peters-Morales
Zuzana Zila
Regan Hutcheson, Manager, Heritage Planning

Staff

George Duncan, Senior Heritage Planner
Peter Wokral, Senior Heritage Planner
John Britto, Committee Secretary (PT)

Graham Dewar, Chair, convened the meeting at 7:20 PM by asking for any disclosures of interest with respect to items on the agenda.

There were no disclosures of interest by any member.

1. Approval of Agenda (16.11)

Heritage Markham Recommends:

That the June 12, 2019 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the May 8, 2019
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the minutes of the Heritage Markham Committee meeting held on May 8, 2019 be received and adopted.

CARRIED

3. **Heritage Permit Applications,
257 Carlton Road, Unionville,
115-117 Main Street, Markham Village,
4 Peter Street, Markham Village,
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 19 119539

HE 19 121333

HE 19 121427

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

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

CARRIED

4. **Building Permit Applications,
7703 Kennedy Road, Hagerman's Corners Community,
7708 Kennedy Road, Hagerman's Corners Community,
340 Main Street North, Markham Village Heritage Conservation District,
33 Joseph Street, Markham Village Heritage Conservation District,
9950 Markham Road, Markham Museum,
2 Alexander Hunter Place, Markham Village Estates,
2 Alexander Hunter Place, Markham Village Estates,
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: 15 177745 01 NH

19 118672 AL

18 254163 HP

18 120238 HP

19 420495 AL

18 256476 HP

18 254476 01 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

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

CARRIED

5. **Policy,
Bill 108 - More Homes, More Choices Act, 2019
Proposed Changes to the Ontario Heritage Act (Schedule 11) (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Heritage Markham Recommends:

That Heritage Markham Committee receive the information on the Bill 108 proposed changes to the *Ontario Heritage Act*, the extract from the Markham Staff report related to concerns associated with the changes to the Act, and the heritage related recommendations forwarded to the Ontario Government as part of Markham's official feedback.

CARRIED

6. **Awards,
Architectural Conservancy of Ontario
Nominations for ACO Heritage Awards 2019 (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Heritage Markham Recommends:

That Heritage Markham Committee is pleased to nominate George Duncan, local Markham author for his publication entitled "Historic Unionville – A Village in the City" for the Architectural Conservancy of Ontario's Stephen A. Otto Award for Scholarship.

CARRIED

7. **Information,
Community Heritage Ontario, Board of Directors,
New Director: Regan Hutcheson (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Heritage Markham Recommends:

That Heritage Markham Committee receive the summary on Regan Hutcheson's election to the new Board of Directors for Community Heritage Ontario as information.

CARRIED

8. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Society for the Preservation of Historic Thornhill: May 2019 Newsletter (Staff has full copy)

CARRIED

9. Heritage Permit Application

146 Main Street,

Millennium Bandstand Landscaping

Unionville Heritage Conservation District (16.11)

File Number: HE 19 120824

Extracts: R. Hutcheson, Manager of Heritage Planning

D. Plant, Senior Manager, Parks, Horticulture & Forestry

George Duncan, Senior Heritage Planner reviewed a heritage permit application submitted by the City's Operations Department to alter the landscaping around the plaza/public square at the Millennium Bandstand in Unionville. He advised that the work involves tree planting on the south side property boundary, installation of planter boxes on top of existing masonry screening walls, installation of tree grates and tree rings around existing trees to protect the public and the trees, removing selected areas of soft landscaping to increase the hard surface area of the public square, and installing a flagpole. He further advised that this project is funded through a provincial grant program for the beautification of Ontario main streets.

Heritage Markham Recommends:

That Heritage Markham supports the Heritage Permit for the proposed alterations to the landscaping at the Millennium Bandstand in Unionville.

CARRIED

**10. Heritage Permit Application
Main Street South of Highway 7,
Traffic Island Landscaping
Markham Village Heritage Conservation District (16.11)**

File Number: HE 19 120825

Extracts: R. Hutcheson, Manager of Heritage Planning
D. Plant, Senior Manager, Parks, Horticulture & Forestry

George Duncan, Senior Heritage Planner reviewed a heritage permit application submitted by the City's Operations Department to install a solar powered, double-sided clock on a metal column within the traffic island south of the intersection of Main Street Markham and Highway 7. He advised that the proposed clock is intended to serve as an entry feature into old Markham Village, and that it is recommended that the metal work be black to tie in with the other street furniture in the Markham Village Heritage Conservation District. He further advised that this project is funded through a provincial grant program for the beautification of Ontario main streets.

Heritage Markham Recommends:

That Heritage Markham supports the Heritage Permit for the proposed clock feature on Main Street South and recommends that the metalwork be painted black to tie in with other street furniture within the Markham Village Heritage Conservation District.

CARRIED

**11. Heritage Permit Application
142 Main Street,
Municipal Laneway Walkway and Bollards,
Unionville Heritage Conservation District (16.11)**

File Number: HE 19 120826

Extracts: R. Hutcheson, Manager of Heritage Planning
D. Plant, Senior Manager, Parks, Horticulture & Forestry

George Duncan, Senior Heritage Planner reviewed a heritage permit application submitted by the City's Operations Department to remove the asphalt paving on a municipally-owned laneway that runs along the south property boundary of 142 Main Street, which is a privately-owned commercial property, located within the Unionville Heritage Conservation District. He advised that the asphalt paving will be replaced with granular material and landscaping. Bollards will be installed to prevent vehicles from accessing the laneway, which will become a pedestrian path to the parkland to the west, thus enhancing pedestrian experience in Unionville and creating a connection to the parkland to the west. He further advised that the proposed work will remove the ability of the adjoining commercial properties to have a secondary access to their rear yard parking lot. This project is funded through a provincial grant program for the beautification of Ontario main streets.

Heritage Markham Recommends:

That Heritage Markham supports the Heritage Permit for the alterations to the municipal laneway south of 142 Main Street and recommends that the bollards be painted black to coordinate with other street furniture within the Unionville Heritage Conservation District.

CARRIED

**12. Heritage Permit Application
98 Main Street North,
Civic Square Landscaping,
Markham Village Heritage Conservation District (16.11)**

File Number: HE 19 120827

Extracts: R. Hutcheson, Manager of Heritage Planning
D. Plant, Senior Manager, Parks, Horticulture & Forestry

George Duncan, Senior Heritage Planner reviewed a heritage permit application submitted by the City's Operations Department to rebuild planter boxes in armour stone in the Civic Square at 98 Main Street, in the Markham Village Heritage Conservation District, replace the coniferous tree that is used for the holiday season lighting, and reconfigure the space to enhance the civic square gathering space. He advised that Heritage staff is recommending that the stone used for the planter box replacements be of similar materials to the stone use in the existing entry feature walls within the Markham Village Heritage Conservation District. He further advised that the drawings provided do not indicate where the existing interpretive panel, which is the introductory panel to the Markham Village Interpretive Plaque Project, will be located. Heritage staff believes it is important that it remains in this central location, maintaining its existing orientation. The Senior Heritage Planner advised that this project is funded through a provincial grant program for the beautification of Ontario main streets.

Heritage Markham Recommends:

That the planter box replacements be faced with stone that matches the stone used in the existing entry feature walls within the Markham Village Heritage Conservation District, for consistency; and,

That the introductory panel to the Markham Village Interpretive Plaque project be shown on the site layout diagram and that it maintain its current orientation.

CARRIED

13. Demolition Request

14 Wales Avenue, Mount Joy Community,

Request for Demolition (16.11)

File Number: HE 19 120827

Extracts: R. Hutcheson, Manager of Heritage Planning

George Duncan, Senior Heritage Planner advised the Committee that the property owner submitted an email communication to Heritage Section staff advising of their intention to demolish the existing dwelling on the property at 14 Wales Avenue in the Mount Joy Community, and to replace it with a new dwelling. He further advised that this matter was considered by Heritage Markham at its May 2019 meeting, when the Committee recommended deferring a recommendation on the demolition of the dwelling until the applicant's representative has had an opportunity to work with Heritage Staff to find an amicable resolution with respect to the design of the proposed new dwelling.

The Senior Heritage Planner advised the Committee that because this dwelling is not located in a heritage conservation district, the property is not subject to a Site Plan Control Application but would require a demolition permit and a building permit. He further advised that at the time of distributing the agenda, no planning or building applications were submitted by the applicant, however on the afternoon of June 12, 2019, Heritage Staff received a proposed design for a new dwelling.

Mr. Russ Gregory, the applicant's representative was in attendance and advised the Committee that the applicant requested him to prepare a plan to indicate their desire to construct a new dwelling on the subject property. He further advised that the drawings he prepared may not be the final design for the proposed new dwelling.

Responding to a question from a Committee member, Mr. Gregory advised the Committee that he has not signed any formal agreement with the applicant for any works on this property.

After some further discussion, the Committee decided not to pursue a recommendation for designation under Part IV of the Ontario Heritage Act and that they would have no further comments on the request to demolish.

Heritage Markham Recommends:

That Heritage Markham has no comment on the request for demolishing the existing dwelling at 14 Wales Avenue.

CARRIED

**14. Site Plan Control Application,
Committee of Adjustment Variance Application,
40 Albert Street, Markham Village Heritage Conservation District,
Proposed Semi-Detached Dwellings and Detached Garage (16.11)**

File Number: SPC 19 121293

A/48/19

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

Peter Wokral, Senior Heritage Planner reviewed a revised Site Plan Control Application and Committee of Adjustment Variance Application. The original application was to construct a 313.5m² (3,375 ft²) two storey addition to the existing heritage house, with an attached drive-through carport, as well as a 60.9m² (656 ft²) 1½ storey detached garage/accessory building. The current proposal is for a semi-detached dwelling with a one storey 27.2 m² (292 ft²) detached garage at the rear of the lot. The applicant also proposes to reposition the existing house to provide more space for the proposed semi-detached dwelling and to create a new basement. The proposed semi-detached dwelling and detached garage requires the following variances (as per the applicant's submission):

- a) a minimum front yard setback of 3.5m, whereas the By-law requires a minimum front yard setback of 7.5m;
- b) a minimum south side yard setback of 1.22m, whereas the By-law requires a minimum side yard setback of 1.83m;
- c) a minimum property line setback for an accessory building of 0.91m, whereas the Bylaw requires a minimum property line setback of 1.22m;
- d) A minimum driveway setback of 20 inches from the property line, whereas the Bylaw requires a minimum driveway setback of 24 inches from the property line.

Staff also believe that a maximum lot coverage variance of 59% is required whereas the By-law permits a maximum lot coverage of 40% for a semi-detached dwelling.

The Senior Heritage Planner advised the Committee that although Staff has no objection to the development of a semi-detached building on the property, there are concerns with the proposed lot coverage which has increased from the 36.6% originally proposed by the applicants when they planned to construct an addition to the existing single detached dwelling, to the 59% lot coverage proposed for the current semi-detached dwellings. He further advised that staff prefer that the heritage building remains on its original foundation/location, but acknowledge that a new basement is needed and that the Committee has supported minor relocations of heritage homes in heritage conservation districts. Staff also believe that the proposed architectural style of the addition to the existing heritage dwelling and proposed semi-detached dwelling could be more sympathetic to the architectural style of the existing heritage dwelling in terms of its scale, massing, windows and architectural detailing.

Mr. Russ Gregory of the Gregory Design Group, representing the applicant, was in attendance and reviewed the proposal and the variances requested by the applicant.

The Committee expressed concerns with respect to the 59% lot coverage which is in excess of the 40% maximum lot coverage permitted by the By-law for a semi-detached dwelling. As well, the Committee expressed concerns with respect to storm water drainage from the property and the loss of overall green space.

Heritage Markham Recommends:

That Heritage Markham has no objection to the development of a semi-detached dwelling provided that the following revisions are made to the proposed plans:

- That the front yard setback of the proposed new semi-detached building be significantly increased to maintain the prominence of the existing heritage dwelling and the existing greenspace to the south;
- That the new semi-detached dwelling comply with the 6 ft. south side yard setback prescribed by the By-law, as this will help reduce the proposed lot coverage, and preserve the space between adjacent dwellings, which is a character defining aspect of historic neighbourhoods;
- That the roof line of the addition to the heritage dwelling and the new semi-detached dwelling be simplified to reflect the hipped roof of the heritage dwelling;
- That the massing of the proposed addition to the heritage dwelling and proposed new dwelling be simplified and reduced to reflect the massing of the heritage dwelling;
- That the windows of the proposed new dwelling and addition be more reflective of the proportions and pane divisions of the existing heritage dwelling; and
- That brick chimneys be re-introduced to the roof line of the heritage dwelling; and,

That Heritage Markham does not support the proposed variance in the maximum lot coverage in support of the proposed semi-detached dwelling and addition to the existing heritage dwelling at 40 Albert Street, but has no objection to the requested variances to permit:

- a minimum front yard setback of 3.5 m (for the heritage building);
- a minimum property line setback for an accessory building of 0.91 m; and
- a minimum driveway setback of 24” from the property line.

CARRIED

**15. Committee of Adjustment Variance Application,
11 Princess Street, Markham Village Heritage Conservation District,
Proposed New Dwelling (16.11)**

File Number: A/53/19

Extracts: R. Hutcheson, Manager of Heritage Planning
J. Leung, Committee of Adjustment

George Duncan, Senior Heritage Planner reviewed a minor variance application for a proposed new dwelling to be constructed at 11 Princess Street to replace the existing 1956 bungalow.

The requested variances include:

- a) A minimum front yard setback of 5.51 m to the porch, whereas the By-law requires a minimum front yard setback of 7.62 m;
- b) A minimum rear yard setback of 3.88 m to the porch, whereas the By-law requires a minimum rear yard setback of 7.62 m;
- c) A Net Floor Area (NFA) of 50.7%, whereas the By-law permits a maximum NFA of 45%;
- d) A maximum building height of 10.9 m, whereas the By-law permits a maximum building height of 9.8 m; and
- e) A maximum building depth of 16.91 m, whereas the By-law permits a maximum building depth of 16.76 m.

The Senior Heritage Planner advised that Princess Street does not contain any buildings of cultural heritage value or interest. The street is a mix of modestly-scaled older dwellings dating from the late 1940s to the 1960s, intermixed with larger, more recent two storey dwellings. The emerging character of the street is large, custom dwellings in various interpretations of the neo-traditional style. The proposed new dwelling at 11 Princess Street is requesting Net Floor Area of 50.7% (3,590 at square feet), which is a smaller variance as compared to the neighbouring properties at 23 Princess Street (4,701 square feet) and 27 Princess Street (5,100 square feet). It is expected that the Site Plan Control application will be before Heritage Markham at its July 10th meeting, at which time the Committee may wish to comment on the architectural details.

Mr. Russ Gregory of the Gregory Design Group, representing the applicant, was in attendance and reviewed the proposal and the requested variances.

The Committee suggested reducing the number of steps leading to the front entrance of the dwelling, which will reduce the building height to comply with the maximum building height permitted by the By-law. The Committee also discussed the potential effect on stormwater drainage subsequent to the future hard landscaping of the property. Responding to a question from a Committee member, Mr. Gregory advised that the stormwater drains to the street.

Heritage Markham Recommends:

That Heritage Markham has no comment on the requested variances for 11 Princess Street from a heritage perspective, subject to the owner obtaining site plan endorsement for the new dwelling.

CARRIED

**16. Demolition Permit Application,
10988 Warden Avenue,
Request for Demolition – Barn Complex
North Markham Planning District (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
D. Brutto, Project Planner

George Duncan, Senior Heritage Planner reviewed a letter submitted by the Region of York indicating its intention to demolish the barn complex on the property at 10988 Warden Avenue. This vacant rural property has been purchased by the Region of York for a proposed future Southeast District Road Maintenance and Snow Management Facility. He advised that the property is listed on the *Markham Register of Property of Cultural Heritage Value or Interest* and is evaluated as a Group 2 Heritage Building. York Region has commissioned a Heritage Impact Assessment, and the analysis of the building using the Ontario Regulation 9/06 to establish if the building is worthy of designation under the Ontario Heritage Act. The Region is at the preliminary stage of preparing to submit the required planning applications to facilitate the proposed development.

The Senior Heritage Planner advised that the Brumwell Barn is one of a group of cultural heritage resources that were researched and evaluated in connection with planning for the Future Urban Area, now called the North Markham Planning District. There is no historic farmhouse remaining on the property, as it was replaced with a modern dwelling decades ago. He further advised that Heritage Section staff have visited the property to assess its condition, and more closely examine its architectural features. As part of the pre-consultation process, the Region was asked to engage a qualified cultural heritage resource consultant to provide a Heritage Impact Assessment. The consultant has concluded that the property does not meet any of the O. Reg. 9/06 criteria to warrant designation under the *Ontario Heritage Act*. In view of the findings of the Heritage Impact Assessment, staff does not support the designation of this property under the Ontario Heritage Act.

Staff recommend that the request for demolition not be opposed, and that the applicant be requested through the Site Plan Control application process to salvage elements such as some of the timber frame and foundation to incorporate these into part of the new office building to be constructed on the property. Additionally, this would be an excellent candidate for a Markham Remembered Plaque, telling the story of the farm and showing an image of the Brumwell Barn.

Ms. Fang Li, Project Manager from the Property Services Department, York Region; Mr. Peter Pilateris, Manager of Road Operations, York Region and Ms. Christienne Uchiyama, Letourneau Heritage Consulting Inc., were in attendance at the meeting in support of the demolition permit application.

Heritage Markham asked that York Region review their plans in an effort to repurpose the barn, instead of demolishing it. The Committee noted that this is an excellent opportunity to preserve a barn for adaptive re-use and York Region could show leadership in this regard. Ms. Li agreed to take the matter of adaptive re-use of the barn to her team for further consideration.

Heritage Markham Recommends:

That consideration of this matter be deferred to the July 10, 2019 Heritage Markham Committee meeting; and

That the Region of York be requested to withdraw their letter of intent to demolish the Barn and re-examine options for adaptive re-use of the Brumwell Barn.

CARRIED

17 New Business
Attendance at Heritage Markham meetings (16.11)

Graham Dewar, Chair believes that Heritage Markham Committee members should reconsider their commitment and make it a priority to attend meetings that are only scheduled once every month.

18 New Business
Appointment of new members to the Heritage Markham Committee (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed the issue of the appointment of new members to the Heritage Markham Committee.

Heritage Markham Recommends

That the Councillors appointed to the Heritage Markham Committee be involved in the process for recruiting new members to the Committee.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 9:55 PM.