

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

Members

Graham Dewar, Chair
Maria Cerone
Ken Davis
Doug Denby
Evelin Ellison
Anthony Farr
Shan Goel
Councillor Keith Irish
Councillor Reid McAlpine
David Nesbitt
Councillor Karen Rea
Paul Tiefenbach

Regrets

Jennifer Peters-Morales

Staff

Regan Hutcheson, Manager, Heritage Planning
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 was no declaration of pecuniary interest from any member.

1. Approval of Agenda (16.11)

- A) Addendum Agenda
 - **Committee of Adjustment Variance Application, 284 Main Street North, Markham Village Heritage Conservation District, A/36/19.**
- B) New Business from Committee Members
 - **142 Main Street, Unionville Heritage Conservation District (16/11)**
 - **15 Colborne Street, Thornhill (16/11)**

Heritage Markham recommends:

That the July 10, 2019 Heritage Markham Committee agenda be approved, as amended.

CARRIED

2. Minutes of the June 12, 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 June 12, 2019 be received and adopted.

CARRIED

3. New Members

Heritage Markham Committee (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Graham Dewar, Chair invited the new members to introduce themselves to the Committee.

Heritage Markham recommends:

That Heritage Markham Committee welcomes new members Doug Denby, Paul Tiefenbach and Shan Goel to the Committee.

CARRIED

4. End of Term for Member

Heritage Markham Committee (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham recommends:

That Heritage Markham acknowledges and appreciates the 3½ years of commitment and service provided by Zuzanna Zila to the Heritage Markham Committee.

CARRIED

- 5. Heritage Permit Application,
16 Peter Street,
Markham Village Heritage Conservation District,
Delegated Approvals: Heritage Permits (16.11)**
File Number: HE 19 123208
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

- 6. Building or Sign Permit Application,
206 Main Street Unionville,
151 Main Street Unionville,
27 Main Street North Markham,
Delegated Approvals: Building Permits & Sign Permits (16.11)**
File Numbers: 18 258689 005 CP
19 120840 SP
19 121271 SP
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Heritage Markham recommends:

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

CARRIED

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

Evelin Ellison suggested that the recommendation should also congratulate Regan on his election to the Board of Directors for Community Heritage Ontario. Committee members unanimously supported the suggestion.

Heritage Markham recommends:

That Heritage Markham Committee supports, acknowledges and congratulates Regan Hutcheson on his election to the Board of Directors for Community Heritage Ontario as a representative of the Heritage Markham Committee.

CARRIED

**8. Committee of Adjustment Variance Application,
3693 Elgin Mills Road East,
New Detached Garage (16.11)**
File Number: A/57/19
Extracts: R. Hutcheson, Manager of Heritage Planning
J. Leung, Secretary-Treasurer, Committee of Adjustment

Heritage Markham recommends:

That Heritage Markham has no comment on the requested variance relating to the proposed construction of a new garage at 3693 Elgin Mills Road from a heritage perspective; and

That Heritage Markham has no objection to the demolition of the existing frame garage.

CARRIED

9. Correspondence – July 2019 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham recommends:

That the following correspondence be received as information:

- a) Berczy Settlers Gazette – Summer 2019
Selected pages – barn article, Eckardt Log House article

CARRIED

**10. Site Plan Control Application,
Proposed New Dwelling,
11 Princess Street,
Markham Village Heritage Conservation District (16.11)**
File Number: SPC 19 122591
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

The Manager of Heritage Planning reviewed the site plan control application for a proposed new two storey dwelling with a gross floor area of 333.5 m² (3,590 ft²) that will replace the 1950s bungalow currently on the property at 11 Princess Street in the Markham Village Heritage Conservation District. A Minor Variance Application submitted by the owner, which was approved by the Committee of Adjustment, was previously submitted to Heritage Markham for consideration. At its June 26, 2019 meeting, the Committee of Adjustment requested the applicant to explore the possibility of reducing the wall height, however, the height variance for the overall building height was approved.

The Manager of Heritage Planning advised that Heritage Markham Committee considered this development proposal at its June 12, 2019 meeting, and recommended that the Committee had no comment on the requested variances from a heritage perspective, subject to the owner obtaining site plan endorsement for the new dwelling. Heritage Markham Committee further recommended that the number of steps leading up to the front door be reduced, in effect reducing the above grade ground floor height of the proposed new dwelling.

Heritage staff stated 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 1960s, intermixed with larger, more recent Type C two storey dwellings. The proposed 3,590 square foot house is smaller in gross floor area than recent projects at 23 Princess Street (4,701 square feet) and 27 Princess Street (5,100 square feet).

No significant tree preservation or lot grading/servicing issues have been identified during the application circulation process. Referring back to Heritage Markham Committee's comments from the June 12, 2019 meeting concerning the height of the main floor above grade and the number of steps leading up to the front door, staff recommend that the applicant should find a solution to reduce the overall building height of the proposed new dwelling above grade.

Ms. Elizabeth Brown, a resident of Lincoln Green Drive, and a member of the Markham Village Sherwood Conservation Residents Association addressed the Committee expressing concerns with respect to the protection of the trees within the subject property and surrounding properties.

Mr. Russ Gregory, representative for the applicant addressed the Committee in support of the minor variances that were approved by the Committee of Adjustment at its June 2019 meeting. He stated that there are no trees in the property that were of significant heritage value.

Responding to a comment from a Committee member, the Manager of Heritage Planning advised that a landscape plan is not required from a heritage perspective.

The Committee suggested that a tree protection plan be put in place to protect all the significant trees on the subject property and the neighboring properties.

Heritage Markham recommends:

That Heritage Markham generally supports the design for the proposed new dwelling at 11 Princess Street subject to the applicant revising the design as follows:

- Finishing materials to be indicated on the elevations;
- Stone is to be used only for a foundation facing or skirt to the extent shown on the elevations as submitted;
- Brick in a traditional local brick colour and Ontario size to be used, not a stucco finish;
- Windows treatment on any elevation visible from the street be changed from multi-paned casements to single hung windows with a simple 6 over 1 or 2 over 2 glazing pattern, with externally-adhered muntin bars, and that the framing around the window openings be removed and replaced with radiating brick arches to bring the window detail in line with traditional window treatments found on heritage buildings in the Markham Village Heritage Conservation District;
- The height of the ground floor at the front of the proposed dwelling be lowered to reduce the number of steps leading up to the front door; and,

That a tree protection plan be put in place to protect all significant trees on the subject property and the neighbors' properties closer to the property line, and if necessary such significant trees be hand dug to protect their root systems; and,

That final review of the Site Plan Control Application be delegated to staff provided the applicant addresses all of the above recommended design revisions.

CARRIED

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

File Number: SPC 19 115724

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

The Manager of Heritage Planning reviewed the revised Site Plan Control Application for a proposed detached 2-car garage and poolside washroom at 30 Colborne Street in the Thornhill Heritage Conservation District. He advised that the proposed garage complies with the By-law in terms of setbacks, gross floor area and height, and the design is similar to the old garage on the property. The application has recently been revised to include a poolside washroom, consisting of a small structure with a footprint of approximately 8 ft by 12 ft.

The Manager of Heritage Planning advised that Heritage Markham reviewed the original submission of the Site Plan Control Application for a detached, 2-car garage in April of this year. At that time, there were no plans for a pool cabana in the rear yard. Subsequent to Heritage Markham's April 10, 2019 meeting, the applicant advised their intention to add a pool cabana containing a washroom next to the in-ground swimming pool. This change required the re-submission of plans to the City and to the Heritage Markham Committee. The revised application is now in the process of being circulated to City staff for review and comment through the ePlan process. A revised arborist's report and a revised grading/servicing plan have been submitted in support of the site plan control application. No significant issues have been identified by City staff. He further advised that Heritage staff believe that the addition of a small accessory structure to contain a poolside washroom has no impact on the street view of the property and represents a minor change from the original development concept.

Councilor Keith Irish expressed concerns with respect to the close proximity of the garage to the property line and suggested relocating the garage a further 2 feet away from the property line to protect the tree that is in front of the garage. Mr. David Johnston, the Architect for the applicant advised that the location of the garage complies with the zoning by-law and sees no issues with its proposed location. He further advised that Heritage Markham had no objection to the proposed detached garage from a heritage perspective. The current application is for consideration of a poolside cabana and washroom.

A member expressed concerns with respect to the construction works within the tree protection zone specifically related to the plumbing and allied works. A member also showed photographs at the meeting of the rear yard (tree protection zone) area that had been taken from an adjacent property. It was suggested that the City's arborist inspect and certify that no damage has occurred to the root systems of the existing trees in the property.

Committee suggested that this matter be referred to the Architectural Review Sub-committee for a detailed review and the matter be brought back to Heritage Markham Committee if any variances are required.

Heritage Markham recommends:

That Heritage Markham refer the revised Site Plan Control Application for a proposed detached 2-car garage and poolside washroom in the side yard of the existing dwelling located at 30 Colborne Street in the Thornhill Heritage Conservation District to the Architectural Review Sub-Committee for a detailed review and authority to approve a recommendation on behalf of Heritage Markham; and,

That this matter be brought back to Heritage Markham Committee if any variances are required.

CARRIED

**12. Site Plan Control Application,
Proposed Front Porch,
48 Washington Street,
Markham Village Heritage Conservation District (16.11)**

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

The Senior Heritage Planner reviewed a Site Plan Control Application to remove the existing front porch (c. 1920s) and construct a new 5.4 m² (58 ft²) front porch designed to be more complementary to the Gothic Revival architectural style of the building on the property located at 48 Washington Street in the Markham Village Heritage Conservation District. He advised that in 2017, the owner obtained approval for a Commercial Façade Improvement Grant in the amount \$10,452.50 for a new porch provided that the owner enter into a Heritage Conservation Easement Agreement with the City (required for all grants in excess of \$5,000.00) and provided that the owner removes all existing inappropriate signage which was grandfathered because it was installed prior to the implementation of the City's Sign By-law.

Heritage Markham recommends:

That Heritage Markham has no objection to the design of the proposed replacement front porch for 48 Washington Street, provided that the owner enters into a Heritage Conservation Easement Agreement with the City for any grant in excess of \$5,000.000

and provided that all existing inappropriate grandfathered signage is removed from the building; and,

That Heritage Markham has no objection to any variance that may be required to introduce the new porch and as per the City's fee by-law for Committee of Adjustment applications affecting heritage properties, there be no fee as this would be implementing a historic condition or feature; and,

That the applicant enter into a site plan agreement with the City containing the standard conditions regarding materials, colours etc.

CARRIED

**13. Studies/Projects,
Heritage Markham Awards of Excellence,
Program – Proposed Event for 2019 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning reviewed the potential Heritage Markham Awards of Excellence program for 2019. He advised that Heritage Markham Committee has traditionally held the Awards of Excellence ceremony on an annual or bi-annual basis. At the last Awards of Excellence event held in December 2017, 32 projects/individuals were celebrated at an event held in the Canada Room of the Civic Centre. He further advised that Heritage Markham Committee at its meeting on November 14, 2018 formed an Awards of Excellence subcommittee to oversee and assist staff with the proposed event. At that time, a date had not yet been chosen for the award ceremony, and the subcommittee has not yet had a meeting. Only 11 (eleven) nominations have been received for consideration as award recipients for the 2019 Heritage Markham Awards of Excellence.

Considering the very small number of nominations and the extent of work and staff time involved in planning and organizing the event, the Manager of Heritage Planning suggested that Heritage Markham Committee consider postponing the event until the fall of 2020. This would provide further opportunity for Committee members to submit nominations for consideration as potential recipients.

Heritage Markham recommends:

That the Heritage Markham Awards of Excellence event be postponed until the fall of 2020

CARRIED

- 14. Committee of Adjustment Variance Application,
284 Main Street North,
Markham Village Heritage Conservation District
Permission to legalize existing secondary residential unit in accessory
building/garage at the rear of the property (16.11)**
File Number: A/36/19
Extracts: R. Hutcheson, Manager of Heritage Planning
J. Leung, Secretary-Treasurer, Committee of Adjustment
-

Heritage Markham Committee reviewed a Committee of Adjustment Variance Application seeking permission to legalize an existing secondary residential unit located in the accessory building/garage at the rear of the property located at 284 Main Street North in the Markham Village Heritage Conservation District. Heritage staff believe there is no proposed change to the physical appearance of the existing building or impact to the heritage character of the Markham Village Heritage Conservation District.

Heritage Markham recommends:

That Heritage Markham has no comments regarding the application to legalize the existing second residential unit in the rear yard accessory building/garage at 284 Main Street North, Markham Village.

CARRIED

- 15. New Business
142 Main Street
Unionville Heritage Conservation District (16/11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Doug Denby sought clarification with respect to the ownership of the property located south of 142 Main Street, and whether the property owners were made aware of the proposed works to be carried out on this property. Councillor Reid McAlpine volunteered to provide the required clarifications.

Prior to Doug Denby's appointment to the Heritage Markham Committee, at its June 12, 2019 meeting, Heritage Markham Committee considered and recommended support to the Heritage Permit Application for the alterations to the municipal laneway south of 142 Main Street.

16. New Business

15 Colborne Street,

Thornhill Heritage Conservation District (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

A Committee member suggested that the property situated at 15 Colborne Street in the Thornhill Heritage Conservation District be considered for designation under Part IV of the Ontario Heritage Act in order to provide greater protection for additions to the original building.

Heritage Markham recommends:

That staff be requested to prepare a report for the August Heritage Markham Committee meeting exploring the merits of designating the property at 15 Colborne Street under Part IV of the Ontario Heritage Act.

CARRIED

17. New Business

Membership of the Heritage Markham

Awards of Excellence Subcommittee (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Graham Dewar, Chair suggested that Heritage Markham Committee consider reviewing the membership of the Heritage Markham Awards of Excellence Subcommittee, as one of the two current members of the Subcommittee will not be available for a considerable period of time due to personal family reasons. Committee members were of the opinion that since the Heritage Markham Awards of Excellence event has been postponed to the fall of 2020, this matter could be considered at a future Heritage Markham Committee meeting.

Heritage Markham recommends:

That consideration of this matter relating to the review of the membership of the Heritage Markham Awards of Excellence Subcommittee be deferred to a future Heritage Markham Committee meeting.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 9:01 PM.