

Heritage Markham Committee Meeting
City of Markham
August 14, 2019
Canada Room, Markham Civic Centre

Members

Graham Dewar, Chair
Ken Davis
Doug Denby
Evelin Ellison
Shan Goel
Councillor Keith Irish
Councillor Karen Rea
Paul Tiefenbach

Regrets

Maria Cerone
Anthony Farr
Councillor Reid McAlpine
David Nesbitt
Jennifer Peters-Morales
Peter Wokral, Senior Heritage Planner

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, 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 members

1. Approval of Agenda (16.11)

- A) Addendum Agenda
- B) New Business from Committee Members
 - **Sub-committees of the Heritage Markham Committee (16.11)**
 - **Administrative matters (16.11)**

Recommendation:

That the August 14, 2019 Heritage Markham Committee agenda be approved, as amended.

CARRIED

2. Minutes of the July 10, 2019

Heritage Markham Committee Meeting (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on July 10, 2019 be received and adopted.

CARRIED

3. Heritage Permit Application, HE 19120827

Stone Selection for Civic Square Landscaping,

98 Main Street North,

Markham Village Heritage Conservation District (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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

The Senior Heritage Planner reviewed the heritage permit application for stone selection for the Civic Square landscaping at 98 Main Street North in the Markham Village Heritage Conservation District. The City's Operations Department has applied for a Heritage Permit to rebuild the planter boxes in Armourstone, replace the coniferous tree used for the annual Christmas Tree lighting, and reconfigure the space to enhance the civic square/gathering space.

The Senior Heritage Planner advised that Heritage Markham Committee reviewed this project at its June 12, 2019 meeting and recommended that the stone treatment for the proposed planter boxes match the stone used in the existing entry feature walls within the Markham Village Heritage Conservation District. The objective was to support a consistent design treatment throughout the District. He further advised that City Operations staff have looked into stone options and have concluded that the type of stone used in the entry walls is not available in the size and shape needed for the technical requirements of the planter boxes. As well, as this is private property, the use of the proposed stone will allow it to be more easily removed if needed in the future.

Mr. David Plant, Senior Manager, Parks, Horticulture and Forestry was in attendance at the meeting and presented a proposed alternative which is supplied by Kawartha Rock Quarry. The stone more closely matches the other walls in the village and is less rugged in nature with tighter joints. A photo was displayed.

Recommendation:

That Heritage Markham receive the presentation by David Plant, Senior Manager, Parks, Horticulture and Forestry Division and supports the proposed alternative stone for the planter boxes at the southwest corner of Robinson Street and Main Street North.

CARRIED

**4. Site Plan Control Application SC 18 235037,
Requested Changes to Approved Design,
16 Church Street,
Markham Village Heritage Conservation District (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

The Senior Heritage Planner reviewed the site plan control application and requested changes to the approved design of a one storey single detached heritage dwelling constructed in 1860 and additions made in 2018.

The Senior Heritage Planner advised that a site plan control application was approved in October 2018 to construct a 203.34m² (2,188.8 ft²), two storey addition, with an attached two-car garage to the rear of the existing heritage dwelling. He further advised that the overall project included the exterior restoration of the heritage building. The project is now at its final stage of completion, and the owner has requested the refund of the associated financial security deposit. Staff has not yet released the financial security pending the resolution of two outstanding matters: non-functioning chimneys and pot lights in the soffits.

The Senior Heritage Planner advised that the applicant has installed a heating stove in the heritage portion of the dwelling, with a metal chimney located on the rear roof slope. In the approved elevations, there was supposed to be two non-functional brick chimneys, one on the east side and one on the west side of the heritage building. Prior to the restoration work, there was an old chimney on the west side of the building, which was removed during the extensive reconstructive work. He further advised that the applicant suggested that the metal stove chimney be encased in a replica brick chimney rather than having the two non-functioning chimneys. At this point in time, the majority of the restoration work has been completed as per the approved plans; however, the applicant is now requesting that the brick cladding of the metal chimney not be done as he is of the opinion that it is not necessary for the heritage aspect of the dwelling. In addition to the chimney question, pot lights were installed in the soffits of the dwelling, which are not permitted by the terms of the Site Plan Agreement. The applicant has stated that the pot lights will not be used.

The Senior Heritage Planner advised that the brick chimney is a minor detail, but one that adds a sense of completeness to a restoration project. Staff recommends that the pot lights, which are explicitly prohibited by the Site Plan Agreement, be removed from the soffits of the dwelling.

Mr. Russ Gregory addressed the Heritage Markham Committee on behalf of his wife who is the owner of the property and used photographs to illustrate the existing restored building. He advised the Committee that he installed the pot lights under the soffits for security reasons considering the dwelling is located in a very busy corner and he did not want the property to be in darkness the night hours. Mr. Gregory sought approval from the Heritage Markham Committee to permit the house to remain without chimneys and with the pot lights, taking into account the time, effort and finances that were spent on the reconstruction work on the dwelling.

Responding to a question from a Committee member, Mr. Gregory advised that he has used LED bulbs in the pot lights. A Committee member suggested that the LED bulbs should be removed as they are not considered to be heritage. A Committee member suggested disconnecting the lights rather than removing them. A Committee member advised that allowing Mr. Gregory to keep the pot lights would be setting a precedent. The Committee was of the opinion that the proposed non-functioning chimneys were not needed and that the pot lights be removed as they were not permitted under the terms of the Approved Site Plan Agreement.

Recommendation:

That removal of the requirement for the proposed non-functioning chimneys is supported;
and

That the applicant remove the pot lights from the soffits of the dwelling as they were explicitly prohibited by the terms of the Approved Site Plan Agreement.

CARRIED

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

The Senior Heritage Planner reviewed a site plan control application for revised elevations for a new dwelling at 11 Princess Street in the Markham Village Heritage Conservation District. He advised that this application was considered by the Heritage Markham Committee in July 2019, when the Committee made a series of recommendations. He further advised that the applicant has addressed all but one of the Heritage Markham Committee's recommendations, and the reason this application is now before the Committee is to address the issue of reducing the height of the ground floor above grade in order to reduce the number of steps leading up to the front door of the proposed dwelling.

Mr. Russ Gregory advised the Committee that the ground floor of the proposed dwelling is actually lower than the existing house as it stands. He was surprised that this application had to be brought back to the Heritage Markham Committee for another approval, after it was considered at the July meeting.

Responding to a question from a Committee member, the Senior Heritage Planner advised that one of the Heritage Markham Committee's recommendations from its July meeting clearly states that:

- "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;"

The Committee suggested that Mr. Gregory explore the possibility of using shallower steps with a deeper tread.

Recommendation:

That Heritage Markham supports the revised elevations for the proposed new dwelling at 11 Princess Street with respect to exterior materials and window design; and

That Heritage Markham requested that the applicant provide an explanation as to why it is not possible to lower the height of the ground floor above grade as was recommended at the July 10, 2019 meeting; and

That final review of the Site Plan Control Application be delegated to staff now that the applicant has addressed the ground floor height question to the satisfaction of Heritage Markham.

CARRIED

- 6. Heritage Permit Applications,
21 Colborne Street, Thornhill HCD,
9064 Woodbine Avenue, Buttonville HCD,
11 Pavilion Street, Unionville HCD,
117 Main Street, Unionville HCD,
15 Library Lane, Unionville HCD,
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 19 128431

HE 19 127909

HE 19 124693

HE 19 127217

HE 19 130395

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

CARRIED

- 7. Building, Demolition or Sign Permit Applications,
32 John Street, Thornhill HCD,
16 George Street, Markham Village HCD,
16 George Street, Markham Village HCD,
6040 Highway 7, Markham Village HCD,
Delegated Approvals: Building, Demolition or Sign Permits (16.11)**

File Numbers: 19 124514 HP

19 129335 HP

19 129338 DP

19 129830 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

CARRIED

**8. Site Plan Control Application SPC 19 115724,
30 Colborne Street, Thornhill Heritage Conservation District,
Detached Garage and Poolside Washroom Cabana (16.11)**

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

Recommendation:

That the meeting notes and recommendations from the Architectural Review Sub-Committee be received as information.

CARRIED

**9. Committee of Adjustment Variance Application,
284 Main Street North,
Reduced Setback of Existing Driveway from the Property Line,
Markham Village Heritage Conservation District (16.11)**

File Number: A/36/19

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

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the requested variance to permit the existing reduced side yard setback of the driveway from the property line at 284 Main Street North.

CARRIED

10. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the following correspondence be received as information:

- a) Mayor's Review – July 2019 – Park naming for Tony Murphy and William Cantley and McCowan Freeman.
- b) Mayor's Review – July 2019 – Markham 225 and Aboriginal Acknowledgement.
- c) Architectural Conservancy of Ontario Newsletter (sent by email).

CARRIED

**11. Other Subject,
Potential Changes to Statement of Significance,
15 Colborne Street,
Thornhill Heritage Conservation District,
Robert Jarrot House (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner reviewed a request from the July 10, 2019 Heritage Markham Committee meeting to explore the merits and process for designating the property at 15 Colborne Street in the Thornhill Heritage Conservation District under Part IV of the *Ontario Heritage Act* in order to protect the additions to the original dwelling. He advised that when the Thornhill Heritage Conservation District was updated in 2007, the District Building Inventory was also updated to include a Statement of Significance for each property of cultural heritage value or interest. The Statements of Significance listed exterior architectural features that embody the cultural heritage value.

The Senior Heritage Planner advised that the approach at the time was to only list features relating to the oldest, historic portions of each heritage building, and rarely included additions. In some cases, the additions to the heritage buildings have value when they are especially compatible with the original building in terms of scale, materials, details and form. He further advised that the 1958 addition to 30 Colborne Street is an example of an addition that could have been considered in the Statement of Significance for architectural and historical reasons. That addition was lost due, in part, to it not being identified as a character-defining feature. In the case of 15 Colborne Street, the c.1910 rear addition to the 1853 building is included in the Statement of Significance, but the one storey west side addition designed by the noted local architect B. Napier Simpson in 1963 is not listed among the character-defining features.

The Senior Heritage Planner advised that although the Heritage Markham Committee suggested that the property, already protected by Part V designation under the *Ontario Heritage Act*, be considered for designation under Part IV of the Act, staff is of the opinion that the amending of the Statement of Significance contained in the Thornhill Heritage Conservation District Plan is an appropriate mechanism to add additional features of cultural heritage value. The one storey west side addition is a simple gable-roofed structure built in the 1960s, sympathetic in scale with the 1853 dwelling. It was altered in 1975 with a small gable-roofed extension at its front west end. Cultural heritage value, in the opinion of staff is limited to its association with B. Napier Simpson. He further advised that if the property owner and Heritage Markham Committee support the amendment to the Statement of Significance, staff will need to prepare a report to the Development Services Committee to initiate the amendment process.

Ms. Diane Berwick, the property owner addressed the Heritage Markham Committee and expressed her full support to the efforts of the Committee to continue the process to further protect the heritage aspects of the property situated at 15 Colborne Street.

Recommendation:

That Staff continue the process to further protect the heritage attributes of the Robert Jarrot House situated at 15 Colborne Street in the Thornhill Heritage Conservation District.

CARRIED

**12. Doors Open Markham 2019,
Update on Event – September 7, 2019 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
E. Girard, Communications Advisor
G. Duncan, Project Manager

The Senior Heritage Planner provided an update on the Doors Open Markham 2019 event scheduled to be held on Saturday, September 7, 2019 from 10 a.m. to 4 p.m. He advised that since 2003 the City of Markham has held Doors Open events, similar to such events held all over the province of Ontario. He advised that this is an opportunity for the public to explore the buildings that tell the city's stories. Doors Open Markham is a free day long community-wide celebration that provides the public with unique access to 24+ exciting venues. Each site will be providing unique experiences and engaging activities for the whole family. He further advised that this is an opportunity to learn about Markham, its rich history, and the process through which it has developed into a blossoming diverse community by visiting the various sites of interest, taking part in tours, demonstrations, and presentations that demonstrate the City's civic motto: *Leading while Remembering*.

The Senior Heritage Planner advised that the Doors Open Markham Committee is appointed by Council. Event brochures were distributed to Heritage Markham Committee members with a request to publicize the event to friends and family.

Responding to a question from a Committee member, the Senior Heritage Planner advised that due to availability of sufficient volunteers for the event, it was changed to a one-day event a number of years ago. He further advised that any Heritage Markham Committee members who would like to volunteer for the event should contact him for further details and information about the event.

The Senior Heritage Planner advised that credit should be given to the very talented Corporate Communications team for designing and preparing the Doors Open Markham event brochure.

Recommendation:

That Heritage Markham receive the update on Doors Open Markham 2019 as information;
and

That Heritage Markham congratulates all staff for their efforts in organizing the Doors
Open Markham event.

CARRIED

13. New Business

Administrative matters (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Responding to a question from a Committee member about the time taken for considering applications by the Heritage Markham Committee, the Senior Heritage Planner advised that each application should be considered on a case-by-case basis.

The Senior Heritage Planner advised that there is a combination of elements involved in the delay of application processing times due to staff requests and Heritage Markham recommendations, as well as applicants desires to amend their applications or not providing all the required information at the initial stage. Staff make every effort to expedite the application process, but ultimately the processing can only be completed if all required information is provided by the applicants in time.

14. New Business

Sub-committees of the Heritage Markham Committee (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Responding to a question from a Committee member, the Manager of Heritage Planning advised that there are 3 Sub-committees of the Heritage Markham Committee:

1. **Architectural Review Sub-committee:** any Heritage Markham Committee member can attend an Architectural Review Sub-committee meeting to review and/or comment on applications that are referred to the Sub-committee by the Heritage Markham Committee. Usually, the suggested recommendations of the Sub-committee return to the full committee for consideration. If time is of the essence, the Heritage Markham Committee can delegate its review authority to the Sub-committee to make decisions and recommendations. In these special cases, the decisions are placed on the next Heritage Markham agenda for information. When an Architectural Review Sub-committee meeting is convened, the Senior Heritage Planner emails all Committee members informing them of the meeting. There is no formal quorum requirement for the Architectural Review Sub-committee meetings (although staff try to achieve at least 3 members) and the Heritage Markham chair or vice-chair usually manage the meeting.

2. **Building Evaluation Sub-committee:** this Sub-committee, consisting of two staff members and two members of the Heritage Markham Committee, evaluates the heritage aspects of a building. The Senior Heritage Planner coordinates meetings of this Sub-committee. Membership of the Building Evaluation Sub-committee is decided usually at the beginning of each calendar year.
3. **Heritage Markham Awards of Excellence Sub-committee:** currently consisting of two members of the Heritage Markham Committee which helps organize the awards ceremony. At its July meeting, the Heritage Markham Committee decided to have the next Heritage Markham Awards of Excellence event in 2020, as a result of which the membership of this Sub-committee will be reviewed in 2020.

The Heritage Markham Committee agreed that each Member of Council on the Heritage Markham Committee should attend meetings of the Architectural Review Sub-committee that will be considering applications within their individual Wards.

Adjournment

The Heritage Markham Committee meeting adjourned at 9:13 PM.