

**Heritage Markham Committee Meeting
City of Markham**

November 13, 2019

Canada Room, Markham Civic Centre

Members

Graham Dewar, Chair
Doug Denby
Evelin Ellison
Anthony Farr
Shan Goel
Councillor Reid McAlpine
David Nesbitt
Jennifer Peters-Morales
Councillor Karen Rea

Regrets

Maria Cerone
Ken Davis
Councillor Keith Irish
Paul Tiefenbach

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 7:23 PM by asking for any disclosures of interest with respect to items on the agenda.

Graham Dewar disclosed an interest with respect to Item # 6 (34 Main Street North, Markham Village HCD), by nature of being the contractor, and did not take part in the discussion of or vote on the question of the approval of this matter.

Anthony Farr disclosed an interest with respect to Item # 6, (38 Colborne Street, Thornhill HCD), by nature of being the neighbour, 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
- 91 and 93 Main Street North, Markham Village HCD
- B) New Business from Committee Members
- Heritage Markham December 2019 Meeting and Year End Reception

Recommendation:

That the November 13, 2019 Heritage Markham Committee agenda be approved, as amended.

CARRIED

**2. Minutes of the October 9, 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 October 9, 2019 be received and adopted, as presented.

CARRIED

**3. Other Subject,
Doors Open Markham,
Heritage Markham Representative (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He requested that the citizen committee members consider joining the Doors Open Markham Organizing Committee.

Recommendation:

That Heritage Markham continue to be represented on the Doors Open Markham Organizing Committee by Councillor Reid McAlpine only at this time, until such time as a citizen member of Heritage Markham comes forward to volunteer.

CARRIED

**4. Financial Matters,
2020 Heritage Markham Committee Budget (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Memorandum

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo, noting that the Heritage Markham budget was part of Planning and Urban Design.

Councillor McAlpine inquired whether the estimated actual expenses for 2019 were available. Staff commented that the expenses were under budget as some funds were not spent.

There was discussion regarding the use of funds and adjustments to various budget line items. The Committee requested that the Meeting Refreshments budget be changed to \$600, and the Year End Reception budget be changed to \$500. It was suggested that the reception should be catered rather than having Staff provide the refreshments.

The Committee requested that the funds allocated for Committee members to attend the Ontario Heritage Conference be noted as a separate line item in the budget.

Recommendation:

That Heritage Markham endorses a Heritage Markham budget for 2020 in the amount of \$10,420.00; and,

That the budget for 2020 be forwarded to the Director of Planning and Urban Design (Development Services Commission).

CARRIED

**5. Committee of Adjustment Variance Application,
28 Church Street,
Markham Village Heritage Conservation District,
Proposed Addition to an Existing Heritage Dwelling (16.11)**

File Number: A/92/19

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

Memorandum

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo, noting the reduced number of variances as well as the revisions to the scope of the remaining variances.

The applicant's representative, Stefano DiGiulio of SDG Designs, was in attendance and presented the revised design, including restoration of the chimney. S. DiGiulio remarked that his arborist advised that the black walnut tree bordering the properties of 28 and 32 Church Street was under joint ownership by the properties because the trunk and root bed had grown into 28 Church Street, and that efforts to retain the tree were going to be made including the use of horizontal board hoarding, air spading around the tree, and a hydrovac to perform an investigative trench to determine whether the tree may be damaged during the construction. The value of the tree, and cost for its replacement, was discussed.

It was noted that the revised house size was 3,703 ft², whereas the memorandum stated 4,122 ft².

In response to an inquiry, S. DiGiulio advised that the proposed house would be 10.6 feet deeper than the house at 32 Church Street.

The committee noted their preference that the addition not overwhelm the existing heritage home, and recommended that the height of the house be reduced by 3 feet in height. S. DiGiulio advised he was willing to revise the drawings to reflect the Committee's recommendation.

A deputation was made by Jamie Therien, the owner of 32 Church Street, who expressed concern that the depth of the proposed house was still greater than the other houses on the street, and that the other houses were built within the bylaw. He stated that he appreciated the adjustments made, but that the proposed dwelling was still too large.

S. DiGuilo was asked by the Chair to depart the room at 7:56 p.m. following multiple requests by the Chair not to interrupt J. Therien during the deputation. He was requested to return following the conclusion of J. Therien's deputation.

In response to an inquiry from the committee, S. DiGiulio advised that they were moving the location of the proposed driveway away from 32 Church Street, out of respect for the neighbour.

The committee expressed concern that the proposed house would extend in front of, and behind, the house at 32 Church Street.

Staff provided further clarification on their reasoning for recommending the acceptance of the variances, noting that it would be preferable for the mass to be reduced with the height of the proposed house lowered, and permitting the house to have a greater depth to allow for an appropriate transition in height from the 1-storey heritage house to the 2-storey addition. Staff noted that records indicated that 32 Church Street had obtained a depth variance in the past to permit a building depth of 20.02 meters.

The committee discussed the setback of the proposed house, with it being noted that the houses on this street did not historically have the same setbacks.

The committee stated that the posts in front of the garage did not match the porch posts or the style of the house, and that aesthetically it would be better for the posts to match.

There was a brief discussion regarding the possibility of a second suite in the basement, and the greenery of the backyard.

At the request of the committee, a revised streetscape was reviewed.

The committee inquired whether the front would be a vaulted ceiling or flat. S. DiGiulio advised that it was dependent on the original timber found once construction commenced.

S. DiGiulio was asked for his position regarding the recommendations made by Staff, to which he responded that he was willing to make the requested design revisions.

Regarding the street facing gable over the garage, Staff advised that it did not serve any function and did not match the style of the simple working cottage of the heritage home.

The committee commented that the applicant may wish to consider simplifying the siding material and style as well as the roof line to keep the focus on the heritage house.

Recommendation:

That Heritage Markham has no objection to the requested variance to permit a Minimum Front Yard Setback of 2.23m (7ft.) for the minor relocation of the existing cultural heritage resource at 28 Church Street; and,

That Heritage Markham has no objection to the requested variances to permit a maximum building depth of 24.2m (79.3 ft.) and a maximum net floor area ratio of 46.1% for the addition to the existing heritage dwelling at 28 Church Street conditional upon the owner obtaining Site Plan Approval generally based on the design concept prepared by SDG Design on November 5, 2019; and,

That the Site Plan Control Application address the tree issue and any necessary protection requirements, and the following design revisions related to the proposed addition and restoration of the main house:

- Incorporation of some of the second storey room volumes within the roof structure to further reduce the height of the addition by 3 feet;
- the elimination of the shed roof over the rear slope of the heritage portion of the existing dwelling with the connecting link no higher than the ridge of the heritage roof;
- the deletion of the large wooden ornamental brackets at the peak of the gable roofs of the addition;
- deletion of the street facing gable above the garage; and
- replacement of the proposed Arts & Crafts front door in the heritage portion of the house with a historically appropriate, solid wood, six, or four panel door;

CARRIED

**6. Heritage Permit Applications,
Delegated Approvals: Heritage Permits,
38 Colborne Street, Thornhill HCD,
205 Main Street, Unionville HCD,
17 Maple Lane, Unionville HCD,
33 Joseph Street, Markham Village HCD,
34 Main Street North, Markham Village HCD (16.11)**

File Numbers: HE 19 137859

HE 19 138161

HE 19 137648

HE 19 137651

HE 19 138677

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Graham Dewar disclosed an interest with respect to Item # 6 (34 Main Street North, Markham Village HCD), by nature of being the contractor, and did not take part in the discussion of or vote on the question of the approval of this matter.

Anthony Farr disclosed an interest with respect to Item # 6, (38 Colborne Street, Thornhill HCD), by nature of being the neighbour, and did not take part in the discussion of or vote on the question of the approval of this matter.

Graham Dewar recused himself from the discussion and this item was chaired by Jennifer Peters-Morales.

The committee requested clarification on the location of the privacy fence to be erected. Staff advised that the fence would face Albert Street and that a permit was required due to the bylaw regarding frontage of the house being Albert Street although the house faced Joseph Street. Staff clarified that only a portion of the back yard would be enclosed.

Recommendation:

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

CARRIED

7. **Building or Sign Permit Application,
Demolition Permit Application,
Delegated Approvals: Building, Demolition and Sign Permits,
30 Colborne Street, Thornhill HCD,
8966 Woodbine Avenue, Buttonville HCD,
11 Princess Street, Markham Village HCD,
151 Main Street, Unionville HCD,
175 Main Street, Unionville HCD,
70 Karachi Drive, Individually Designated (16.11)**

File Numbers: 18 255929 HP

19 135126 AL

19 133557 DP

19 120840 SP

19 136465 SP

19 134589 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Recommendation:

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

CARRIED

8. **Information,
Ministry of Heritage, Sport, Tourism and,
Culture Industries (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memorandum](#)

Recommendation:

That Heritage Markham Committee receive the information on the changes to the Ministry responsible for cultural heritage resources.

CARRIED

**9. Information,
Architectural Conservancy of Ontario (ACO) Heritage Awards (16.11)**

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

[Memorandum](#)

Recommendation:

That Heritage Markham Committee congratulates George Duncan, local author (and Markham's Senior Heritage Planner) on winning the 2019 Stephen A. Otto Award for Scholarship from the Architectural Conservancy of Ontario for his book "*Unionville – A Village in the City*".

CARRIED

**10. Site Plan Control Application (Re-circulation),
2968 Elgin Mills Road,
Semi-Detached Dwellings,
Victoria Square Community (16.11)**

File Number: SC 14 109571

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

[Memorandum](#)

Recommendation:

That based on the streetscape drawings, Heritage Markham has no further comments on the proposed development at 2968 Elgin Mills Road from a heritage perspective.

CARRIED

**11. Request for Feedback,
195 Main Street North,
Markham Village Heritage Conservation District,
Proposed Demolition of a Non-Heritage Detached Garage (16.11)**

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

[Memorandum](#)

Recommendation:

That Heritage Markham has no objection to a future demolition permit application for the existing one and one half storey detached accessory building at 195 Main Street N.

CARRIED

**12. Site Plan Control Application,
180 Main Street North, Markham Village,
Proposed Commercial Parking Lot and,
Addition to Heritage House (16.11)**

File Number: SPC 19 134808

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

[Memorandum](#)

Recommendation:

That Heritage Markham has no objection to the proposed 10 space parking lot layout for 180 Main Street N. prepared by Stevens Burgess Architects Ltd. in May 2019; and,

That Heritage Markham has no objection to the proposed one storey addition to the existing heritage building and concrete barrier free ramp prepared by Stevens Burgess Architects Ltd. in May 2019, subject to the minor improvements identified by staff; and,

That final review of the site plan application and any necessary development application required to approve the plans prepared by Stevens Burgess Architects Ltd. in May 2019 be delegated to Heritage Section Staff; and further,

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

CARRIED

**13. Information,
15 Colborne Street, Thornhill Heritage Conservation District,
Council Approval – Amendment to the Robert Jarrot House,
Statement of Cultural Heritage Value or Interest (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

[Extract](#)

Recommendation:

That Heritage Markham receive as information.

CARRIED

**14. Heritage Permit Application,
185 Main Street Unionville,
Unionville Heritage Conservation District,
Proposed Seating Area (16.11)**

File Number: HE 19 137681

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
D. McDermid, Parks Operations
D. Plant, Senior Manager Parks Operations

[Memorandum](#)

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo, noting that the project was being funded through a grant from the province.

A committee member expressed concern regarding the removal of the limited green space along Main Street, and inquired whether community groups had had an opportunity to discuss this matter.

Councillor Reid McAlpine commented that consideration was given as to where the funds should be spent and that the creation of more public gathering places and seating along Main Street was the primary incentive for this project. He commented that the project had to be completed by March 2020 which did not permit time for feedback from the community groups.

Councillor McAlpine inquired after the material proposed for the black metal fence. Staff advised that a hot dipped metal fence was proposed.

There was a brief discussion regarding alternate options for the funding, with it being noted that the funding deadline was the limiting factor in considering other options at this time.

Recommendation:

That Heritage Markham has no objection to the proposed re-landscaping of the public lands identified in the Heritage Permit application HE 19 137681; and

That any further review, including furniture selection, be delegated to Heritage Section staff.

CARRIED

15. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Correspondence](#)

Recommendation:

That the following correspondence be received as information:

- a) Architectural Conservancy of Ontario: ACORN Magazine, Fall 2019 (Staff has full copy)
- b) Ontario Barn Preservation: Notice of a presentation on November 29, 2019 in Stratford
- c) Society for the Preservation of Historic Thornhill: Newsletter, November 2019 (Staff has full copy)

CARRIED

**16. Site Plan Control Application,
377 Main Street North,
Addition to a Commercial Building,
Markham Village Heritage Conservation District (16.11)**

File Number: Pending

Extracts: R. Hutcheson, Manager of Heritage Planning
F. Hemon-Morneau, Project Planner

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo, noting that the changes to the exterior would bring the architecture of the building more in line with the Main Street North streetscape from a heritage perspective.

The applicant's representative, David Johnston, presented the proposed changes, noting that the building previously went through site plan approval for another project several years ago.

The committee recommended that the landscaping and rear fence be improved. D. Johnston advised that this matter was already being discussed with the owner.

The committee inquired why the height of the second storey was being raised to a full two storeys. D. Johnston advised that the current vertical walls were only 2.5 feet before angling in, which was too low for cabinets to be placed against the walls to maximize the use of the space.

Recommendation:

That Heritage Markham supports the proposed alterations to the Type C commercial building at 377 Main Street North from a heritage perspective subject to the applicant entering into a site plan agreement containing the standard conditions regarding colours, materials, etc, and the shutters being a traditional louvered design; and

That Heritage Markham recommends the landscaping and rear fence of the property be improved; and

That if any variances are found to be required in order to implement the project during the circulation of the application to Zoning, that the application be brought back to the Heritage Markham Committee for further review and comment.

CARRIED

**17. Request for Feedback,
7111 Reesor Road,
Proposed Stone-Coated Metal Panel Roof,
The Robert Milroy House (16.11)**

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

Memorandum

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

The committee commented that it was difficult to assess whether the look of the proposed metal panels would be appropriate without seeing the product in person.

The committee requested to see a sample of the product in the proposed colour and design and to defer a recommendation until it was reviewed.

Recommendation:

That Heritage Markham defer providing a recommendation until a sample of the proposed roofing product in the correct colour and design is reviewed by the committee.

CARRIED

**18. Zoning By-law Amendment Application,
Official Plan Amendment Application,
347 Main Street North, Markham Village,
Proposed Townhouse Development (16.11)**

File Number: Plan 19 123533

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

Memorandum

Peter Wokral, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that Staff was awaiting information from the Urban Design Department regarding fire safety and waste disposal plans, and that the plan may require revision as a result.

The applicant's representative, Catherine A. Spears from Spears and Associates Inc., planner for KIANIK Homes was in attendance and provided 120 Robinson Street as an examples of a development in the heritage district with the same format of homes not fronting on a public street.

Councillor Karen Rea advised that the property at 120 Robinson was subsidized housing, and inquired whether the proposed property would have subsidized housing. C. Spears confirmed it would not.

Councillor Rea advised that the neighbouring residents were not pleased with the semi-detached home at 10 and 12 Deer Park, and requested that a community meeting be held in the New Year before this matter returned to Heritage Markham. The applicant's representative agreed to the community meeting.

In response to an inquiry, C. Spears advised that the arborist had provided a Tree Preservation Plan and that there were no plans to remove any of the trees.

Recommendation:

That Heritage Markham defer a recommendation until after a community meeting is held for feedback on the proposed development.

CARRIED

**19. Request for Feedback,
17 Euclid Street, Unionville Heritage Conservation District,
Proposed Skylights (16.11)**

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

Memorandum

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that Heritage Staff did not typically support skylights on the roof of a heritage building but in this case, the roof was on a secondary part of building and not visible from street. G. Duncan noted that a building permit or heritage permit would be required to be applied for by the applicant.

The applicant, Victor Chau, was in attendance and in response to an inquiry from the committee, advised that the reason for the skylights was to provide natural lighting in the space rather than using electric lighting.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the addition of three skylights on the rear roof slopes of the barn at 17 Euclid Street subject to the skylights being flat in profile, coloured to match the roof, placed out of street view and the applicant obtaining the necessary permit from the City.

CARRIED

**20. Heritage Permit Application,
91 and 93 Main Street North, Markham Village HCD (16.11)
File Number: HE 19 139736**

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

Memorandum

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

Recommendation:

That the Heritage Markham does not support the replacement of the existing wooden shingles at 91 and 93 Main Street North with new vinyl shingles;

That Heritage Markham could support the replacement of the existing wooden shingles on the roof component at 93 Main Street North with an appropriate asphalt shingle that has been reviewed and approved by Heritage Section staff;

That Heritage Markham recommends that the existing shingles on the second storey walls at 91 Main Street North only be replaced with new wooden shingles with the same dimensions and exposure as the existing shingles and be painted or stained in an appropriate colour that has been reviewed and approved by Heritage Section staff; and

That Heritage Markham has no objection to the installation of a metal standing seam roof on the rear bay windows of 91 Main Street North.

CARRIED

**21. Information,
Heritage Markham December 2019 Meeting and Year End Reception (16.11)**

Recommendation:

That the Heritage Markham meeting on December 11, 2019 will begin at 6:15 p.m., or no later than 6:30 p.m., to accommodate the Heritage Markham Year End Reception following the meeting.

CARRIED

22. Adjournment

The Heritage Markham Committee meeting adjourned at 10:03 PM.

CARRIED