



Heritage Markham Committee Minutes

Meeting Number: 4
May 13, 2020, 7:00 PM
Electronic Meeting

Members	Councillor Keith Irish Councillor Karen Rea Councillor Reid McAlpine Graham Dewar David Nesbitt Paul Tiefenbach	Evelin Ellison Ken Davis Doug Denby Anthony Farr Jason McCauley
Regrets	Shan Goel	
Staff	Regan Hutcheson, Manager, Heritage Planning Peter Wokral, Senior Heritage Planner George Duncan, Senior Heritage Planner	Laura Gold, Council/Committee Coordinator Scott Chapman, Election and Committee Coordinator

1. CALL TO ORDER

Graham Dewar, Chair, convened the meeting at 7:10 PM by asking for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

There were no disclosures of pecuniary interest.

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

B. New Business from Committee Members

There was no new business.

Moved by Paul Tiefenbach

Seconded by David Nesbitt

Recommendation:

That the May 13, 2020 Heritage Markham Committee agenda be approved.

Carried

3.2 MINUTES OF THE MARCH 11, 2020 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

The following correction was made to the March 11, 2020, Heritage Markham Committee Minutes:

Under item 6.2, paragraph four, in the first sentence - the word "shingles" was changed to "roofs" and the words "as metal shingles" was deleted.

Moved by Paul Tiefenbach

Seconded by Anthony Farr

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on March 11, 2020 be received and adopted, as amended.

Carried

4. PART TWO - DEPUTATIONS

4.1 DEMOLITION PERMIT APPLICATION

10536 MCCOWAN ROAD, CASHEL COMMUNITY REQUEST FOR DEMOLITION – SUMMERFELDT-STICKLEY HOUSE (16.11)

FILE NUMBER: 20 110958 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

George Duncan addressed the Committee and summarized the details of the staff memorandum and other supporting documents. Staff found that the Summerfelt-Stickley House cultural heritage value represents the important theme of agriculture in Markham Township, and the historic development of the community by Berczy and Pennsylvania-German settlers. The house has been classified as a Group 2 heritage building, but is in an advanced state of deterioration, as indicated in the submitted documents. Consequently, staff support the demolition of the property on the condition that a commemorative "Markham Remembered" plaque be installed and the opportunity to salvage materials is advertised.

Mr. Clay Leibel felt staff provided an accurate summary of the property and the demolition permit application. He indicated the house was in a poor condition when the property was purchased in 2016, and has deteriorated more since this time. Measures have been taken to prevent trespassers from entering the house, but they continue to trespass, and the house is no longer safe to enter.

The Committee discussed how it can prevent demolition by neglect. It acknowledged that the property owner has only owned the property since 2016, and that house was being neglected long before the current owner purchased the property. The importance of enforcing the City's "Markham Beautiful By-Law" to prevent houses from reaching this state of deterioration was emphasized.

It was suggested that rather than just installing a "Markham Remembered" plaque, the new development should reflect a heritage character. Mr. Leibel advised that there is no plans to develop the property in the near future, therefore, there is no vision for the re-development of the property at this time.

Moved by Councillor Keith Irish

Seconded by Councillor Karen Rea

Recommendation:

1. That in view of the advanced deteriorated condition of the Summerfeldt-Stickley House at 10536 McCowan Road, Heritage Markham recommends that Council not oppose the demolition permit application; and,
2. That as a condition of the demolition permit, Council require the owner to undertake the following:
 - to install a commemorative plaque in the Markham Remembered series at their expense, near the front of the property, to the satisfaction of the Manager of Heritage Planning; and,
 - to advertise in a local newspaper the availability of the building for the salvage of heritage materials.

Carried

4.2 REQUEST FOR FEEDBACK

12 WILSON STREET, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT STATUS OF BUILDING FROM A CULTURAL HERITAGE PERSPECTIVE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson addressed the Committee and provided a summary of the staff memorandum and supporting documentation. In 1989, the City classified 12 Wilson Street as a ‘Type A’ heritage property, which possess historical/architectural value of major importance to the area. In the redevelopment of the property in the 1990s, the house was renovated, and much of the original materials were removed (windows, doors, exterior cladding, and decorative features), compromising the authenticity of the heritage resource. However, staff noted that to the average person the house still resembles a historic house, and it complements the neighbouring properties. Due to this unique situation, four potential options for the house were provided to the Committee.

Nikolas Papapetrou from Smart Centres provided a general introduction to their proposal to redevelop Markham Village Lanes for retirement living and indicated that they propose to incorporate all the heritage buildings on site on Main Street, but needed further direction on 12 Wilson Street.

Philip Evans, ERA Consultants, advised that they are seeking the Heritage Markham Committee’s feedback in regards to the value and need to retain 12 Wilson Street, given the building’s degree of alterations and loss of heritage fabric, prior to proceeding with plans for the re-development. A presentation was provided to the Committee by the consultants detailing the history of development and recent exploration of the structure’s features and building fabric. It was noted that the building is on a new concrete block foundation, and most of the building’s original materials have been replaced, often with inferior products.

In response to the Committee’s inquiries, Mr. Evans advised that the house is currently not occupied, but being well maintained, and that the plans for 12 Wilson Street have yet to be determined.

Committee Members provided the following feedback on the house:

- The alterations to the house tell the story of what has happened to it overtime.

- The heritage portion of the house should be preserved, and something special should be done with the house. The 1990 additions do not possess any value
 - Restore/replicate the house and ensure it retains prominence.

After some discussion, the majority of the Committee supported Option 1: that the portion of the building fronting onto Wilson Street that possesses cultural heritage value should be retained and restored as part of any future development of the overall property.

Moved by Anthony Farr
Seconded by Jason McCauley

Recommendation:

That the information provided by the owner of 12 Wilson Street regarding the building from a cultural heritage perspective be received as information; and,

That the owner receive the feedback from the Heritage Markham Committee on the cultural heritage value of 12 Wilson Avenue for their consideration.

Carried

5. PART THREE - CONSENT

5.1 PROPOSED DESIGNATION

33 DICKSON HILL ROAD

UPDATE ON THE INTENTION TO DESIGNATE A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT, JOSEPH & LEAH PIPHER FARMHOUSE AND SMOKEHOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Moved by David Nesbitt
Seconded by Paul Tiefenbach

Recommendation:

That Heritage Markham Committee receive as information the update on the proposed designation of 33 Dickson Hill Road.

Carried

5.2 2020 DESIGNATED HERITAGE PROPERTY GRANT PROGRAM

15 COLBORNE STREET

17 EUCLID STREET

8 DAVID GOHN CIRCLE

10 DAVID GOHN CIRCLE

16 GEORGE STREET

309 MAIN STREET NORTH

2020 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS REVIEW (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Regan Hutcheson and Peter Wokral provided a brief background of the Designated Heritage Grant Program, including the funding of the program.

Moved by Councillor Keith Irish

Seconded by Doug Denby

Recommendation:

1. That Heritage Markham supports the funding of the following five grant applications in the amounts noted at a total cost of \$24,940.53 subject to conditions noted on the individual summary sheets:

- 15 Colborne Street, Thornhill (up to \$2,774.15);
- 17 Euclid Street, Unionville (\$1,694.48);
- 8 David Gohn Circle (\$7,500.00);
- 10 David Gohn Circle (\$5,000.00)
- 16 George Street, Markham Village (\$5,000.00);
- 309 Main Street North, Markham Village (\$2,971.90); and,

2. That \$5,059.47 of the unallocated funds in the 2020 Designated Heritage Property Grant Program be returned to the funding source.

Carried

5.3 2020 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM

10137 WOODBINE AVENUE

REVIEW OF 2020 COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM APPLICATIONS (16.11)

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

Moved by David Nesbitt

Seconded by Paul Tiefenbach

Recommendation:

That Heritage Markham supports a matching grant of up to \$10,000.00 for the scraping, priming and painting of the historic wooden tongue and groove exterior cladding, window sill metal treatment, and for the replication of the two wooden recessed panel entrance doors of the Victoria Square Schoolhouse at 10137 Woodbine Avenue.

Carried

6. PART FOUR - REGULAR

6.1 DEMOLITION PERMIT APPLICATION

31 WALES AVENUE, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT

DEMOLITION OF ACCESSORY BUILDING (16.11)

FILE NUMBER: 20 112282 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

Regan Hutcheson and George Duncan addressed the Committee and summarized the details of the staff memorandum. The accessory building was built in 1910, and may have been used as a stable or for storage. The dwelling is a Type B heritage property in the Markham Village Heritage Conservation District and the accessory building is not specifically listed as heritage asset on the property. The Applicant would like to demolish the structure and replace it with a new larger, but similar structure. The Applicant is also willing to allow the salvage of materials from the structure for other heritage properties.

Some of the Committee Members were concerned that they were approving a demolition permit without being provided with the Site Plan for the replacement structure, and without concrete evidence that the structure is in poor condition. There was also concern that demolition permits were being issued too frequently for accessory buildings, like barns that add character to heritage communities. There was a further inquiry if the trees on the property would be preserved with the re-development of the structure.

Staff advised that the Committee will have an opportunity to review and approve the Site Plan Application for the replacement structure, as the property is located in a heritage district. Staff observed during their site visit, that the barn was leaning and that the beams were sagging. Traditionally, the City has permitted the demolition of accessory buildings, as they tend not to be substantial structures and often do not have the same degree of cultural heritage value as the main dwelling. Staff recommended that a decision on the demolition permit application be made at this meeting so that the application can be brought to Council within the legislated time frame.

Shane Gregory, Applicant advised that the Site Plan Application for the replacement structure will be brought before the Committee soon, and that the current structure has significant structural issues. The new structure will resemble the existing structure, but will be larger in size. One tree will be affected by the replacement of the structure.

Moved by Doug Denby

Seconded by David Nesbitt

Recommendation:

1. That Heritage Markham has no objection to the demolition of the accessory building in the rear yard of 31 Wales Avenue to allow for the future construction of a new accessory building; and,
2. That as a condition of demolition approval the owners be required to advertise in the local newspaper the building/materials for salvage if they do not intend to use the materials themselves; and further,
3. That the applicant be required to protect mature trees in the vicinity of the old building during demolition.

Carried

6.2 RESEARCH & EVALUATION

4592 HIGHWAY 7 EAST, UNIONVILLE COMMUNITY BRICK BUNGALOW (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
D. Pagratis, Senior Planner, Central District

George Duncan presented the staff research and evaluation of 4592 Highway 7 East, Unionville. The bungalow was built in 1922, is typical of the time period and a good example of the Arts and Crafts style. The bungalow has not been modified much over the years, but the surroundings have changed. The house was evaluated using the City's approved Heritage Evaluation System and categorized as a Group 2 building, which means it warrants preservation and potential designation under the Ontario Heritage Act.

Doug Denby was thanked for assisting with researching the property's history.

Regan Hutcheson advised that bungalow is not currently listed on the Markham Register of Property of Cultural Heritage Value or Interest. However, the new Official Plan provides the opportunity to add properties to the Registry that warrant heritage consideration at any time. Mr. Hutcheson noted that given there is a proposal to develop the property, the Committee needs to determine if the building has cultural heritage value and if it should be protected.

There is currently a proposal to build an automobile dealership on the property, and the former dwelling is proposed to be removed. However, the bungalow is not impacted by the new building or driveway associated with the development proposal. The bungalow is partly also located on lands requested by York Region for expansion of the Highway 7 right-of-way. However, preliminary feedback from York Region is that if the building is of cultural heritage value and is to be retained, they would not take the portion of the property where the building sits.

After some consideration, the Committee agreed that the bungalow has cultural heritage value that is important to the municipality, but suggested that a discussion should be held with the property owner regarding incorporating the bungalow into the develop proposal prior to making any decisions.

Moved by Councillor Reid McAlpine
Seconded by Doug Denby

Recommendation:

That Heritage Markham receive the research and evaluation on the brick bungalow at 4592 Highway 7; and,

That Heritage Markham acknowledges that the subject building is not listed on the Markham Register of Property of Cultural Heritage Value or Interest, but that after a review of the research and evaluation of the property, believes the building does possess cultural heritage value to the municipality; and

That further discussion be held with the Applicant in regards to the incorporation of the brick bungalow at 4592 into the new development.

Carried

6.3 SITE PLAN CONTROL APPLICATION

28 CHURCH STREET

PROPOSED ADDITION TO AN EXISTING HERITAGE DWELLING

(16.11)

FILE NUMBER: SPC 20 106477

Extracts:

R. Hutcheson, Manager of Heritage Planning

P. Wokral, Senior Heritage Planner

The Committee was satisfied that Applicant made the changes to the site plan and elevation drawings requested by the Heritage Markham Committee at its November 6, 2019, meeting.

In response to Committee inquiries, staff advised that the trees on the property are being protected, and that the neighbour has not objected to the project at this time.

Moved by Paul Tiefenbach

Seconded by David Nesbitt

Recommendation:

1. That Heritage Markham has no objection to the design of the proposed addition to the existing heritage dwelling at 28 Church Street dated stamped January 13, 2020 from a heritage perspective and delegates final review of the Site Plan application to the City (Heritage Section Staff);

2. That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding materials, colour windows etc.

Carried

7. PART FIVE - STUDIES/PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Doors Open Markham 2020
- b) Heritage Week, February 2020
- c) Unionville Heritage Conservation District Plan Amendments/ Update
- d) Unionville Heritage Centre Secondary Plan
- e) Unionville Core Area Streetscape Master Plan (2020)
- f) Update to Markham Village Heritage Conservation District Plan (2019)
- g) New Secondary Plan for Markham Village
- h) Comprehensive Zoning By-law Project (2019) – Review of Development Standards – Heritage Districts

Members did not request an update on any projects.

8. PART SIX - NEW BUSINESS

The Chair noted that it was likely that the Committee's June meeting would also be held in a similar manner. Staff indicated that the City will review the heritage applications to determine if a June meeting will be necessary.

Ken Davis was congratulated on a letter he wrote that was published in the Globe and Mail.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 9:36 PM.