



Heritage Markham Committee Minutes

Meeting Number: 10
October 12, 2022, 7:00 PM
Electronic Meeting

Members	Councillor Keith Irish, Councillor Reid McAlpine, Chair Councillor Karen Rea Ken Davis Shan Goel Victor Huang	Lake Trevelyan Paul Tiefenbach Elizabeth Wimmer
Regrets	Neil Chakraborty Nathan Proctor	David Wilson, Vice Chair
Staff	Regan Hutcheson, Manager, Heritage Planning Evan Manning, Senior Heritage Planner	Peter Wokral, Senior Heritage Planner Rehan Suleman, Administrative Assistant Laura Gold, Council/Committee Coordinator

1. CALL TO ORDER

Councillor Reid McAlpine, Chair, convened the meeting at 7:03 PM indicating that the meeting was being held virtually and explained how members of the public can participate. He also asked for any disclosures of interest with respect to items on the agenda.

2. DISCLOSURE OF PECUNIARY INTEREST

Councillor Reid McAlpine declared a pecuniary disclosure of interest on the following item due to residing immediately next door to the subject property:

6.3 Site Plan Control Application & Committee of Adjustment Variance

Site Plan Control Application Proposed Rear Addition to an Existing Heritage Dwelling, 25 Victoria Avenue, Unionville (16.11)

3. PART ONE - ADMINISTRATION

3.1 APPROVAL OF AGENDA (16.11)

A. Addendum Agenda

It was noted that two additional items had been added to the agenda on the day of the meeting (117 Main Street, Unionville and 352 Main Street North, Markham Village)

Recommendation:

That the October 12, 2022 Heritage Markham Committee agenda be approved.

Carried

B. New Business from Committee Members

There was no new business from Committee Members.

3.2 MINUTES OF THE SEPTEMBER 14, 2022 HERITAGE MARKHAM COMMITTEE MEETING (16.11)

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on September 14, 2022 be received and adopted.

Carried

4. PART TWO – DEPUTATIONS

There were no scheduled deputations.

5. PART THREE - CONSENT

5.1 HERITAGE PERMIT APPLICATION

**DELEGATED APPROVAL BY HERITAGE SECTION STAFF
37 COLBORNE STREET (THCD), 306 MAIN STREET (UHCD), 6041
HIGHWAY 7 (MVHCD) (16.11)**

FILE NUMBERS:

HE 22 260233

HE 22 257670

HE 22 260567

HE 22 260675

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendation:

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

Carried

5.2 HERITAGE PERMIT APPLICATION

HERITAGE PERMIT APPLICATION TO RETAIN ATTIC WINDOWS INSTALLED WITHOUT AUTHORIZATION

307 MAIN STREET NORTH, MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)

FILE NUMBER:

HE 22 260674

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendations:

THAT Heritage Markham does not support the heritage permit application submitted by the owner of 307 Main St. N. to retain the recently installed rectangular, casement, vinyl windows into the west and south facing attic window openings because they do not comply with the policies regarding windows and materials for Type A buildings as contained in the Markham Village Heritage Conservation District Plan;

AND THAT Heritage Markham recommends that the owner submit a heritage permit application to install new wooden windows matching the shape, and method of operation of the original historic attic windows at 307 Main Street North.

Carried

5.3 BUILDING PERMIT APPLICATION

DELEGATED APPROVAL OF BUILDING PERMITS BY HERITAGE SECTION STAFF

6031 HWY 7 E (MVHCD), 109 JOHN STREET (THCD) (16.11)

FILE NUMBERS:

NH 22 256918

HP 17 159713

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Recommendation:

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

5.4 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

MINOR VARIANCE TO FACILITATE A PROPOSED CARPORT 26 PETER STREET, MARKHAM VILLAGE (16.11)

FILE NUMBER:

A/181/22

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the requested variance to permit the proposed carport;

AND THAT review of any application required to approve the proposed development be delegated to Heritage Section staff to ensure conformance to the MVHCD Plan.

Carried

6. PART FOUR - REGULAR

6.1 SITE PLAN CONTROL APPLICATION

REAR ADDITION TO A HERITAGE DWELLING 7 VICTORIA AVENUE, UNIONVILLE (16.11)

FILE NUMBER:
SPC 22 115592

Extracts:

R. Hutcheson, Manager, Heritage Planning
E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, advised that this item is for a rear addition to a heritage dwelling located at 7 Victoria Avenue, Unionville. Staff were generally supportive of the rear addition, and the restoration scope for the Class 'B' building.

In response to an inquiry from the Committee, Mr. Manning advised that he was not aware of any trees being impacted by the relocation of the carport.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the Site Control Application at 7 Victoria Avenue to allow for a rear addition and new carport;

THAT and final review of the Site Plan Control application and any other development application required to approve the proposed development be delegated to Heritage Section staff;

AND THAT the applicant enter into a Site Plan Agreement with the City containing standard heritage conditions regarding materials, colours, windows etc.

Carried

6.2 DEMOLITION PERMIT APPLICATION

PROPOSED DEMOLITION OF THE STORRY-APPLETON BARNES AND NON-HERITAGE HOUSE, GARAGE AND SHED 10504 KENNEDY ROAD (16.11)

FILE NUMBER:
DP 22 256887

Extracts:

R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, advised that the owner of 10504 Kennedy Road has submitted an application to demolish 6 buildings on the property, including a brick one-storey dwelling, a detached one-storey garage, a shed, two

historic barns, and an uninsulated barn. Mr. Wokral noted that the one-storey dwelling dated from the mid-twentieth century and replaced the previous dwelling dating from the mid-nineteenth century.

Evelin Ellison provided a deputation in opposition to the historical barns being demolished. Ms. Ellison advocated for the protection and conservation of the barns, and encouraged their adaptive reuse possibly as part of future development of the property, such as converting a barn into an indoor playground. Ms. Ellison noted that demolishing the barns would be a loss of Markham's agricultural heritage.

The Committee discussed the following relative to the proposed demolition of the Storry-Appleton Barns located at 10504 Kennedy Road:

- Supported the adaptive reuse of the barns for other uses, such as a small grocery store or indoor playground if in good condition;
- Noted that *Ontario's Building Code* may make it challenging for the Applicant to re-purpose the barns;
- Suggested speaking with the Applicant who has been cooperative in the past on other matters to see if they would consider repurposing the barns for other uses either on-site or within the overall development;
- Suggested that the height of the barns may encourage developers to seek permission for higher heights of future dwellings if the barns remain on the subject lands;
- Displayed examples of barns that have been re-purposed for various uses;
- Expressed concerned that permitting the barns to be demolished will set precedent for the future loss of barns in the future urban area.

Staff provided the following responses to inquiries from the Committee:

Mr. Wokral noted that the applicant has submitted an application to obtain a demolition permit and that Council is required to respond within the 60 days if designation of the property under Part IV of the *Ontario Heritage Act* is to be pursued. Mr. Wokral advised that the Applicant would need to agree to extend the timeframe the City has to make a decision on the demolition permit, or withdraw their application for the demolition permit to allow for Staff to determine the condition of the barns. Mr. Wokral advised that staff could also prepare a report to Council requesting that the barns be designated as a significant cultural heritage resource, as noted above.

Regan Hutcheson, Manager, Heritage Planning, clarified that the 60 days Council has to make a decision on a demolition permit starts from the day Heritage Staff confirms receipt of the Ontario Heritage Act application. Mr. Hutcheson advised

that the Applicant has not expressed any interest in developing the subject lands at this time, and that the demolition request anticipates the Council-approved planning framework for the “future neighbourhood” area that envisions mid-rise buildings on the subject lands.

Recommendations:

THAT Heritage Markham does not support the demolition of the Storry-Appleton Barns, located at 10504 Kennedy Road at this time; and,

THAT Heritage Markham request that the Applicant withdraw their demolition application, or provide staff with additional time to conduct a site visit to assess the condition of the Storry-Appleton Barns and report back to the Heritage Markham Committee; and,

THAT Heritage Markham has no objection to the demolition of the house, shed, and garage located at 10504 Kennedy Road; and,

THAT Heritage Markham recommends that staff work with the Applicant to look at other opportunities to conserve the Storry-Appleton Barns.

Carried

6.3 SITE PLAN CONTROL APPLICATION & COMMITTEE OF ADJUSTMENT VARIANCE

SITE PLAN CONTROL APPLICATION PROPOSED REAR ADDITION TO AN EXISTING HERITAGE DWELLING 25 VICTORIA AVENUE, UNIONVILLE (16.11)

FILE NUMBER:
SPC 22 116892

Extracts:

R. Hutcheson, Manager, Heritage Planning
P. Wokral, Senior Heritage Planner

Ken Davis assumed the Chair as Councillor Reid McAlpine declared a pecuniary conflict of interest on this item as he resides next-door to the subject property.

Peter Wokral, Senior Heritage Planner, advised that this item was previously discussed at the June 8, 2022, Heritage Markham Committee Meeting, and that the Applicant has made revisions to the application in response to the feedback it

received from the Committee. The revised application proposes to construct a new foundation for the existing heritage dwelling, demolish the one-storey historic rear tail of existing heritage dwelling in order to construct a two-storey addition, a new front veranda, and a one-storey detached garage in the rear yard. Staff generally supports the revised application, but did not support the proposed full width veranda as it would require the removal of the existing front porch which is considered to be a significant heritage feature of the house.

The Committee questioned if the new foundation will raise the elevation of the heritage house, and questioned why the Applicant was not using the same type of siding on the addition as on the heritage house.

The applicant's designer, Russ Gregory clarified that there is to be no change to the elevation of the heritage house due to the new foundation.

Mr. Wokral advised that contrasting materials are often specified for additions to heritage dwelling in order to provide a subtle distinction between the original building fabric and the addition. It was also noted that the siding on the heritage dwelling was to be repaired, as necessary, and not replaced.

Russ Gregory advised that the Applicant will be undertaking exploratory work to determine if the historic veranda was different than the veranda that exists today. Mr. Gregory agreed to ask the Applicant if they would consider paving the driveway with a permeable surface.

Recommendations:

THAT Heritage Markham has no objection to placing the heritage portion of the house on a new foundation provided that the exposed portions of the foundation are clad in a granite fieldstone veneer replicating the coursing of the original stone foundation; and,

THAT Heritage Markham does not support the proposed full width front veranda, and the north elevation be revised to reflect the existing front porch; and,

THAT the final drawings be annotated to identify materials, heritage features to be retained and new materials including a requirement that the underlying historic siding be revealed and restored, and that any modern replacement windows be replaced with new historically authentic windows; and,

THAT Heritage Markham has no objection to the proposed design of the rear two storey addition and detached garage from a heritage perspective; and,

THAT Heritage Markham has no further comment on the removal of the Norway maple tree shared with the property owner to the east; and,

THAT final review of the Site Plan application be delegated to Heritage Section staff; and,

THAT the applicant enter into a Site Plan agreement with the City containing standard heritage conditions regarding colour, materials, windows etc.

Carried

6.4 COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

117 MAIN STREET, UNIONVILLE "MARGARET ROBINSON HOUSE" (16.11)

FILE NUMBER:

A/175/22

Extracts:

R. Hutcheson, Manager, Heritage Planning

E. Manning, Senior Heritage Planner

Evan Manning, Senior Heritage Planner, advised that this item is for a Committee of Adjustment Variance Application for the Margaret Robinson House, 117 Main Street, Unionville, seeking variances to permit removal and replacement of existing rear addition and attached garage.

The Committee discussed the following relative to the Committee of Adjustment Variance Application:

- Questioned if trees will be planted in compensation for the trees being taken down;
- Suggested placing the entrance on the north side of the proposed addition to the dwelling rather than the south;
- Questioned if the bay window located along the south elevation of the heritage house could be restored as part of the project;
- Discussed the building materials that could possibly be used for the addition to mitigate its visual impact, including brick, horizontal wood siding, or vertical wood siding;

- Enquired if extending the fieldstone base from the original heritage house to the addition should be pursued.

Russ Gregory advised that the Applicant does not want an entrance to the dwelling to be located on the north side of the addition due to privacy concerns, as the entrance would be almost on the property line. Mr. Gregory agreed to speak with the Applicant in regards to possibly restoring the bay window located in the original heritage house.

Mr. Manning advised that Staffs' preference is to keep the stone treatment only on the original portion of the heritage house to ensure its prominence relative to the proposed addition. Mr. Manning also noted that the mature Silver Maple as seen in the images appended to the Staff report was damaged in a storm and has been removed, and that proposed tree removal is isolated to the Norway Maple in front of the existing garage. Mr. Manning agreed to work with the Applicant to find complementary materials for the addition, and to break up the façade.

Recommendations:

THAT Heritage Markham has no objection from a heritage perspective to the demolition of the existing rear addition and detached garage at 117 Main Street; and,

THAT Heritage Markham has no objection from a heritage perspective to the requested variances to permit the proposed rear addition and detached garage; and,

THAT it be acknowledged that support for the requested variances reflects general acceptance of those specific features/setbacks associated with the submitted concept plan and does not necessarily indicate final acceptance or support for the design details associated with the proposed development;

AND THAT future review of the Site Plan Control application, and any other development application required to approve the proposed development, be delegated to Heritage Section staff to ensure conformance to the UHCD Plan.

Carried

6.5 HERITAGE PERMIT APPLICATION

INSTALLATION OF SECURITY BARS

352 MAIN ST NORTH, MARKHAM VILLAGE (16.11)

FILE NUMBER:

HE 22 261381

Extracts:

R. Hutcheson, Manager, Heritage Planning

P. Wokral, Senior Heritage Planner

Peter Wokral, Senior Heritage Planner, advised that a heritage permit application has been submitted for after-the-fact installation of iron security bars across the ground floor windows located on the south and west elevations of 352 Main Street North.

The Committee had no opposition to the security bars installed on the west elevation of the building as they are not visible from the public realm.

The Committee debated whether the security bars installed on the south side of the building should be removed considering the following: that the bars were likely installed to address a business need, but the business may no longer be present; that the subject property is located outside of the primary retail area on Main Street North; that the security bars were installed illegally and are visible from Main Street North; that the security bars blend into the building; that the security bars are less visually obtrusive than the adjacent air conditioning units; that no other properties in this area have security bars; that residents residing in the area have made complaints about the security bars; and that this area of Main Street North will be revitalized in the future.

The Committee agreed to support the security bars located on the rear (west elevation) of the property, but recommended that the security bars located on south side of the property be removed as they are visible from Main St. North.

Recommendations:

THAT Heritage Markham has no objection to the security bars installed on the rear, (west facing) ground floor windows of 352 Main St. North from a heritage perspective, because they are not visible from the public realm of Main St. North;

AND THAT the security bars installed on the south facing ground floor windows of 352 Main St. North be removed.

Carried

Recommendation:

THAT Heritage Markham request that the illegally paved parking pad located in front of 352 Main St. North be removed and replaced with soft landscaping as per the Site Plan Agreement.

Carried

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

Regan Hutcheson, Manager, Heritage Planning, advised that an update on the Markham Village Heritage Conservation District Plan will be provided at an upcoming meeting. Mr. Hutcheson noted that the future Heritage District Plan will attempt to address a variety of matters that have come up at Heritage Markham Committee meetings where no policy currently exists, such as installing security bars in the heritage district.

8. PART SIX - NEW BUSINESS

The Committee briefly discussed the recent court proceedings with respect to alterations at 233 Main St. Unionville, noting that the Judge has yet to release their written decision.

9. ADJOURNMENT

The Heritage Markham Committee adjourned at 8:47 PM.