

Heritage Markham Committee Meeting
City of Markham
September 5, 2018
Canada Room, Markham Civic Centre

Members

David Nesbitt, Chair
Councillor Valerie Burke
Ian Darling
Ken Davis
Graham Dewar
Anthony Farr
Councillor Don Hamilton
David Johnston
Jennifer Peters-Morales
Councillor Karen Rea

Regrets

Maria Cerone
Evelin Ellison

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, Senior Heritage Planner
Peter Wokral, Heritage Planner
Victoria Hamilton, Committee Secretary (PT)

David Nesbitt, Chair, convened the meeting at 7:24 PM by asking for any disclosures of interest with respect to items on the agenda.

David Johnston disclosed an interest with respect to Item # 9, by nature of being the Architect of the project and did not take part in the discussion of or vote on the question of the approval of this matter.

Graham Dewar disclosed an interest with respect to Item # 9, by nature of being a potential builder of the project and did not take part in the discussion of or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Item # 10, by nature of being the Architect of the project and did not take part in the discussion of or vote on the question of the approval of this matter.

A member of the Committee requested that Item #11 be moved back in the Agenda and discussed at the end of the Regular portion.

CARRIED

1. Approval of Agenda (16.11)

A) Addendum Agenda

- 17 Euclid Street, Unionville Heritage Conservation District

B) New Business from Committee Members

Recommendation:

That the September 5, 2018 Heritage Markham Committee agenda be approved with the addition of the addendum item.

CARRIED

2. Minutes of the August 8, 2018

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 August 8, 2018 be received and adopted.

CARRIED

**3. Heritage Permit Applications,
101 Clark Avenue, Thornhill,
7765 Yonge Street, Thornhill,
6890 14th Avenue, Box Grove,
28 David Gohn Circle, Markham Heritage Estates,
12 Wismer Place, Markham Heritage Estates,
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 18 241103

HE 18 246561

HE 18 242898

HE 18 241703

HE 18 242888

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Recommendation:

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

CARRIED

**4. Building and Sign Permit Applications,
4451 Highway 7, Unionville,
133 Main Street, Unionville,
150 Main Street, Unionville
Delegated Approvals: Building Permits (16.11)**

File Numbers: 18 239201 SP

18 239378 HP

18 239899 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Recommendation:

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

CARRIED

**5. Site Plan Control Application,
1 Station Street, Markham Village Heritage Conservation District,
Semi-Detached Dwellings (16.11)**

File No: SC 18 225068

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

[Memo](#)

There was discussion regarding the word “pair” used in the recommendation and whether it was necessary. Staff advised that the wording was accurate since each dwelling was an individual semi-detached unit.

Recommendation:

That Heritage Markham has no objection to the Site Plan Control application to construct a pair of semi-detached dwellings at 1 Station Street from a heritage perspective, subject to the approval of Committee of Adjustment applications B/25/16, A/181/16 and A/182/16 and the owner entering into a Site Plan Agreement containing the usual conditions regarding colours, materials, etc.

CARRIED

**6. Site Plan Control Application,
130 Old Kennedy Road,
Mixed Use- Residential / Commercial (16.11)**

File No: SC 17 160401

Extracts: R. Hutcheson, Manager of Heritage Planning
S. Bordone, Project Planner

[Memo](#)

Recommendation:

That Heritage Markham has no comment from a heritage perspective on the Site Plan Control application for 130 Old Kennedy Road.

CARRIED

**7. Committee of Adjustment Variance Application,
46 Timbermill Crescent (formerly 5815 16th Avenue),
Rear Addition to a Heritage Dwelling (16.11)**

File No: A/118/18
Extracts: R. Hutcheson, Manager of Heritage Planning
A. Malik, Project Planner
J. Leung, Committee of Adjustment

[Memo](#)

Recommendation:

That Heritage Markham has no objection to Minor Variance Application A/118/18 from a heritage perspective; and,

That the applicant is requested to consider designation of the property under Part IV of the Ontario Heritage Act at a future date, to recognize its significance as the original farmhouse in the area where the modern-era subdivision is located.

CARRIED

8. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Correspondence](#)

Recommendation:

That the following correspondence be received as information:

- a) Markham Historical Society: Remember Markham Newsletter, Fall 2018. Staff has full copy.
- b) Ontario Historical Society: OHS Bulletin, August 2018. Article about Dionne Quintuplets.

CARRIED

**9. Request for Feedback,
15 Pavilion Street, Unionville Heritage Conservation District,
Conceptual Plans for Renovations and Addition (16.11)**

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

[Memo](#)

David Johnston disclosed an interest with respect to Item # 9, by nature of being the Architect of the project and did not take part in the discussion of or vote on the question of the approval of this matter.

Graham Dewar disclosed an interest with respect to Item # 9, by nature of being a potential builder of the project and did not take part in the discussion of or vote on the question of the approval of this matter.

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that this item was discussed at the August 8, 2018 meeting of Heritage Markham and that the architect of the project had since worked with Staff to revise the proposal. He noted that the proposed lowering of the interior ground floor level would have minimal impact on the streetscape of the existing dwelling.

Mr. Duncan noted that the applicant was requesting feedback on whether the Committee was generally satisfied with the steps taken to preserve the existing dwelling, and add to it, in preparation for a future site plan application.

There was discussion regarding whether the rear portion of the dwelling would be demolished or replaced by a new volume. The applicant's representative was in attendance and advised that this had yet to be determined.

The applicant's representative provided an enlarged set of streetscape drawings of the proposed dwelling and indicated the sections of the existing dwelling that would be maintained and the proposed changes.

There was discussion as to the purpose of the feedback. The applicant's representative advised that it was to provide a concept to enhance the selling potential of the dwelling.

There was discussion on potential required variances for the proposed changes and possibility of increasing the net floor area ratio of the dwelling in future. The applicant's representative confirmed that the coverage of the existing dwelling was less than what is permitted according to the By-law.

Recommendation:

That Heritage Markham generally supports the conceptual design for alterations and additions to the existing late 1940s dwelling at 15 Pavilion Street, and the introduction of a detached garage building, subject to the applicant working with Heritage Section staff to refine architectural details, including the window treatment in the existing garage door area; and,

That if a Site Plan Control application is submitted, that the application be circulated to Heritage Markham for review and comment.

CARRIED

**10. Committee of Adjustment Variance Application,
2 Peter Street, Markham Village Heritage Conservation District,
Proposed Accessory Building/ Garage, Second Suite (16.11)**

File No: A/63/18

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

[Memo](#)

David Johnston disclosed an interest with respect to Item # 10, by nature of being the Architect of the project and did not take part in the discussion of or vote on the question of the approval of this matter.

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the second storey of the proposed accessory building/garage is to be used as a second residential unit.

There was discussion regarding accommodation for a driveway leading to the accessory building/garage. The applicant's representative was in attendance and advised that this was possible.

Recommendation:

That Heritage Markham has no objection to the demolition of the existing garage/accessory building at 2 Peter Street, as it has no heritage significance; and,

That Heritage Markham has no objection from a heritage perspective to the requested variances to permit:

- a) front yard setback of 18 ft 11.5 in, whereas the Bylaw requires a minimum setback of 25 ft 0 in;

- b) a dwelling unit (coach house) within the existing detached garage, whereas the by-law permits no more than one dwelling unit on one lot;
- c) an accessory building height of 20 ft 6 in, whereas the By-law permits a maximum height of 12 ft 0 in;

at 2 Peter Street, provided there are no significant deviations from the drawings dated July 17, 2018; and further,

That review of the future site plan application for the proposed accessory building at 2 Peter Street be delegated to Heritage Section, provided there are no significant deviations from the drawings dated July 17, 2018.

CARRIED

**11. Site Plan Control Application,
23 Washington Street, Markham Village Heritage Conservation District,
Proposed 2 Storey Addition to Existing Heritage Building
to Create a Four-Plex (16.11)**

File No: SC 18 242811 and A/119/18

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

J. Leung, Committee of Adjustment

[Memo](#)

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that the dwelling constructed in 1873 was previously converted into a triplex and that the zoning regulations permit the conversion to a four-plex.

There was discussion regarding the open-air link and the danger posed to birds if it were to be enclosed in glass in the future. The applicant's representative was in attendance and advised that the link would not be enclosed in glass.

The applicant expressed concerns regarding the financial burden associated with the Staff's request to restore or replace the historic wooden siding on the heritage dwelling. There was discussion regarding the applicant's ability to apply for a grant from the City of Markham to offset a portion of the cost. The Committee noted that other applicants were requested to perform similar restorations in the past, which were complied with, and that there should be consistency in Heritage Markham's approach.

Recommendation:

That Heritage Markham has no objection from a heritage perspective to the requested variances to permit:

- a) a minimum of 5 parking spaces, whereas the By-law requires a minimum of 6 parking spaces;
- b) a maximum roof overhang projection of 2 ft 7 in, whereas the By-law permits a maximum roof overhang projection of 18 inches;
- c) a minimum lot frontage of 12.7 m, whereas the By-law requires a minimum lot frontage of 75 ft (22.86 m);
- d) a minimum lot area of 5,440.7 sq. ft, whereas the By-law requires a minimum lot area of 7,500 sq. ft;

That Heritage Markham has no objection to the scale, massing, form, materials of the proposed addition to 23 Washington Street and delegates final review of the Site Plan Control and Variance application to Heritage Section Staff provided that:

1. There are no significant deviations from the plans dated July 31, 2018;
2. The windows of the proposed addition are revised to be more reflective of historic windows found in Markham Village;
3. Unauthorized paving of the site is required to be removed and soft landscaped as part of the Site Plan Agreement; and
4. The existing aluminum siding on the historic house is removed and the underlying historic wooden siding restored or replaced with a new appropriate wooden siding replicating the original historic siding, if the original siding is missing or not capable of being restored.

CARRIED

**12. Committee of Adjustment Variance Application,
22 Rouge Street, Markham Village Heritage Conservation District,
Variances in Support of a Proposed Dwelling (16.11)**

File No: A/91/18

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

J. Leung, Committee of Adjustment

[Memo](#)

Peter Wokral, Heritage Planner, addressed the Committee and summarized the details outlined in the memo. He noted that similar variances were approved for 24 Rouge Street previously, but 22 Rouge Street is requesting support for a significantly larger dwelling.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham does not support any variance to either side yard setback, and that a net floor area ratio closer to the infill by-law of 45% must be achieved.

Recommendation:

That Heritage Markham has no objection to the demolition of the existing one storey dwelling at 22 Rouge Street as it has no heritage significance; and,

That Heritage Markham has no objection from a heritage perspective to a maximum building depth of 18.52m for the proposed new dwelling at 22 Rouge Street; and,

That Heritage Markham does not support from a heritage perspective any variance to the **east or** west side yard setbacks; and,

That Heritage Markham requests a reduction to the net floor area ratio to achieve a net floor area ratio closer to the permitted by-law maximum of 45% for the proposed new dwelling at 22 Rouge Street; and,

That Heritage Markham does not support the use of stucco for three of the four walls of the proposed dwelling or the use of pre-cast and stucco surrounds for the proposed window and door openings; and further,

That Heritage Markham also recommends that the future site plan application be revised to retain the existing boulevard tree.

CARRIED

**13. Studies/Projects Affecting Heritage Resources
Update (16.11)**

Doors Open Markham 2018

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

George Duncan, Senior Heritage Planner, addressed the Committee and highlighted some of the venues participating in the upcoming event - Doors Open Markham 2018 – taking place on Saturday September 22nd.

**14. Site Plan Control Application
17 Euclid Street, Unionville
Unionville Heritage Conservation District
Driveway Re-surfacing (16.11)**

File No: SC 18 248700

Extracts: G. Duncan, Senior Heritage Planner

[Memo](#)

George Duncan, Senior Heritage Planner, addressed the Committee and summarized the details outlined in the memo.

There was discussion regarding the crushed stone and its desirability as a heritage element as well as its permeability for drainage. There was also discussion regarding Heritage Markham's support for permeable driveway materials for drainage/flooding purposes.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham strongly recommend that the owner reconsider leaving the crushed stone or replacing it with another permeable material, but failing that, will support the use of asphalt on the driveway.

Recommendation:

That Heritage Markham **strongly recommend** from a heritage perspective **that the crushed stone be kept on the driveways at 17 Euclid Street or replaced with an alternate permeable material, but failing that, will support asphalt paving**, subject to the driveways remaining their existing size and layout, and that By-law Enforcement has no issues with the proposal.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 8:42 PM.