

Heritage Markham Committee Meeting
City of Markham
August 8, 2018
Canada Room, Markham Civic Centre

Members

David Nesbitt, Chair
Councillor Valerie Burke
Maria Cerone
Graham Dewar
Evelin Ellison
Anthony Farr
Councillor Don Hamilton
David Johnston
Councillor Karen Rea
Zuzana Zila

Regrets

Ian Darling
Ken Davis
Jennifer Peters-Morales

G. Duncan, Senior Heritage
Planner

Staff

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

David Nesbitt, Chair, convened the meeting at 7:31 PM by asking for any disclosures of interest with respect to items on the agenda.

Councillor Valerie Burke disclosed an interest with respect to Item # 4 (26 Colborne Street, Thornhill) by nature of being the co-owner of the building 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.

Graham Dewar disclosed an interest with respect to Item # 10, 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 # 11, 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 #8 be moved forward in the Agenda and discussed ahead of the Consent portion.

CARRIED

Heritage Markham Committee recessed at 9:01 PM and reconvened at 9:10 PM.

1. Approval of Agenda (16.11)

A) Addendum Agenda

- 340 Main Street North Markham Village Heritage Conservation District
- 9064 Woodbine Avenue, Buttonville Heritage Conservation District

B) New Business from Committee Members

Recommendation:

That the August 8, 2018 Heritage Markham Committee agenda be approved with the addition of the addendum items.

CARRIED

2. Minutes of the July 11, 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 July 11, 2018 be received and adopted.

CARRIED

3. Heritage Permit Application

216 Main Street, Unionville Heritage Conservation District

Proposed New Signage – Varley Art Gallery (16.11)

File Number: HE 18 241321

Extracts: R. Hutcheson, Manager of Heritage Planning

N. O’Laoghaire, Manager, Varley Art Gallery

[Memo](#)

R. Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. He noted that there is no existing policy or specific guidance in the District Plan for public facility signage. He stated that no signage permit was required.

The applicant, Ms. O’Laoghaire, Manager of the Varley Art Gallery, was in attendance and provided background on the Gallery’s rebranding project and rationale behind the design and colour of the proposed signage.

There was discussion regarding the proposed lighting, and the Committee advised that the upward lighting was not in line with the City’s dark sky friendly mandate.

There was discussion regarding the material and durability of the sign, with the Committee stating that damage by graffiti should be taken into account.

There was discussion regarding the compatibility of the modern sign with the heritage district goals and objectives. The Committee discussed whether the Gallery was a unique facility that deserved special treatment in the case of non-traditional signage, and whether the sign would be detrimental, neutral or supportive of the Heritage District.

There was discussion regarding the size of the signage, and whether incorporating the name of the gallery on the base of the sign would be beneficial.

There was discussion regarding the designer, and parties involved in the decision making. The Manager of the Gallery indicated that the design was created externally and that it had been reviewed by an internal staff committee at the Gallery. It was noted that Council had not seen the design.

A deputation was brought forward during the discussion, and the Chair asked for approval from the Committee to allow the request. The Committee was in agreement. Sam Oricco, commented that the sign should have a significant connection to the gallery.

Recommendation:

That Heritage Markham receive the deputation of Ms. Niamh O’Laoghaire, Manager of the Varley Art Gallery.

That the applicant work with Heritage Section staff to produce a sign that is more traditional and in keeping with the character of the Heritage District.

That final review of the proposed signage return to Heritage Markham for further comment.

CARRIED

4. **Heritage Permit Applications,
26 Colborne Street, Thornhill,
8966 Woodbine Avenue, Buttonville,
136 Main Street, Unionville,
29 James Walker Court, Markham Village,
26 Markham Street, Markham Village,
365 Main Street North, Markham Village,
16 Church Street, Markham Village,
24 David Gohn Circle, Markham Heritage Estates,
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 18 241018

HE 18 240286

HE 18 238732

HE 18 238727

HE 18 239052

HE 18 239437

HE 18 239914

HE 18 238064

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Councillor Valerie Burke disclosed an interest with respect to Item # 4 (26 Colborne Street, Thornhill) by nature of being the co-owner of the building and did not take part in the discussion of or vote on the question of the approval of this matter.

Recommendation:

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

CARRIED

**5. Building and Sign Permit Application,
104 John Street, Thornhill,
16 Church Street, Markham Village,
128A Main Street, Unionville,
171 Main Street North, Markham Village,
171 Main Street North, Markham Village,
Delegated Approvals: Building Permits (16.11)**

File Numbers: 18 230772 HP

18 238651 HP

17 162074 HP

18 239883 000 HP

18 239883 001 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

[Memo](#)

Recommendation:

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

CARRIED

**6. Zoning By-law Amendment Application,
Plan of Subdivision,
7265 Highway 7 East,
7323 Highway 7 East,
Proposed Zoning By-law Amendment Draft Plan of Subdivision (16.11)**

File Number: ZA/SU 18 154617

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

S. Corr, Project Planner

[Memo](#)

Recommendation:

That Heritage Markham does not support the proposed Zoning Amendment and Draft Plan of Subdivision applications ZA/SU 18 154617 because they do not appropriately consider the retention of the Abraham Reesor and Frank Albert Reesor House as per the cultural heritage policies of the City's Official Plan.

CARRIED

7. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

[Correspondence](#)

Recommendation:

That the following correspondence be received as information:

- a) Berczy Settlers Gazette, Summer 2018. Staff has a complete copy.

CARRIED

**8. Site Plan Control Application,
Committee of Adjustment Variance Application,
303 Main Street North,
Proposed New Accessory Building in the Rear Yard(16.11)**

File Numbers: SC 18 225385

A/09/18

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.

There was discussion regarding the variance application for a minimum rear yard setback of 0.2m (8 inches), with Staff in support of a four (4) foot setback. The applicant was in attendance and proposed a two (2) foot setback.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham support of the applicant’s request for a 0.6m (two foot) minimum rear yard setback, provided that Engineering and Urban Design Staff supports the position that this distance is sufficient to address the concerns of flooding/drainage in the area, and that the trees are protected.

There was discussion regarding the proposed stone veneer foundation treatment. The applicant proposed changing the foundation treatment to brick wainscot siding. Staff noted the need for a consistent approach, indicating a preference for no treatment, but that a brick wainscoting would be preferable to stone. The applicant advised he is willing to install a heritage style brick approved by Heritage Section staff.

The Committee proposed an additional amendment to the Staff recommendation – that Heritage Markham support of the applicant’s request to install brick wainscoting on two (2) sides of the accessory building.

There was discussion regarding the proposed siding on the east side of the accessory building. The applicant stated it was board-and-batten.

There was discussion regarding the trees and root systems that may be affected. The applicant stated that the trees would remain and that having a tree root system assessment completed was standard practice.

Recommendation:

That Heritage Markham has no objection from a Heritage perspective to the demolition of the existing one storey detached accessory building at 303 Main Street North; and,

That Heritage Markham supports the architectural design of the proposed new accessory building from a Heritage perspective **with a brick wainscoting** foundation treatment **on two (2) sides**; and,

That Heritage Markham has no objection to the requested variances to permit a maximum net floor area ratio of 47.83% and a maximum accessory building height of 18 ft. for the proposed accessory building at 303 Main St. N.; and,

That Heritage Markham **supports a 0.61m (2 foot) minimum rear lot setback of the proposed accessory building at 303 Main St. N.**, provided that Engineering and Urban Design Staff supports the position that this distance is sufficient to address the concerns of flooding/drainage in the area, and that the trees are protected; and,

That final review of the site plan control and variance application be delegated to Heritage Section Staff, provided that there are no significant deviations from the plans reviewed **and modifications supported** by the Committee on August 8, 2018; and further,

That the applicant enter into a Site Plan Control Agreement containing the standard conditions regarding materials, windows, colours etc.

CARRIED

**9. Site Plan Control Application,
41 Church Street, Markham Village Heritage Conservation District,
Proposed Addition to an Existing Dwelling (16.11)**

File Number: SC 18 239968

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

[Memo](#)

In advance of the meeting, the applicant requested that discussion regarding this application be deferred to a future meeting.

**10. Request for Feedback,
15 Pavilion Street, Unionville Heritage Conservation District,
Proposed New Dwelling (16.11)**

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

[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.

Graham Dewar disclosed an interest with respect to Item # 10, 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.

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo.

There was discussion regarding the condition of the existing dwelling and specific design constraints associated with this type of dwelling.

There was discussion regarding the precedent that would be set if a Group B building was permitted demolition on the basis of not selling for a period of time.

The applicant's representative (D. Johnston) was present and requested the Committee's feedback on the proposal to remove the dwelling and introduce a new dwelling or how the existing building could be modified with a new addition including a detached garage in the rear yard. The Committee was generally in support of the proposal for a complementary addition with a detached garage.

Recommendation:

That Heritage Markham provides the following feedback on the demolition of the existing late 1940s dwelling at 15 Pavilion Street and replacement with a new dwelling constructed according to the policies and guidelines of the Unionville Heritage Conservation District Plan, as presented by the owner's architect:

That Heritage Markham does not support demolition of the existing Group B dwelling; and,

That the applicant work with Heritage Section staff to design an addition that is compatible with the existing dwelling.

CARRIED

- 11. Site Plan Agreement**
Proposed New Residential Building
18 Water Street (formerly addressed as 20 Water Street)
Cladding Material (16.11)
File Number: SC 18 124680
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

[Memo](#)

David Johnston disclosed an interest with respect to Item # 11, 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.

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. He noted that the previous recommendation by Heritage Markham was for an all-brick exterior and the new proposal is for a combination of brick and horizontal cladding. A colour illustration of the proposed cladding was shown to the Committee. The Committee had no objection to the revised exterior cladding approach.

Recommendation:

That Heritage Markham receive as information.

CARRIED

**12. Information,
103 John Street, Thornhill Heritage Conservation District,
Park Signage – Napier Simpson Way Parkette (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Irvine, Manager, Parks & Open Space Development
D. Plant, Manager, Parks Operations

[Memo](#)

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo.

The Committee proposed an amendment to the Staff recommendation – that Heritage Markham be provided images of all proposed new park signage in the Heritage Districts that identify the park's name and street address.

Mr. Hutcheson advised the Committee that all future park name signs in the Heritage Districts would be the same design as the Napier Simpson sign with only the name, address, and Heritage District changed, and questioned whether the Committee needed to review.

The Committee proposed an additional amendment to the Staff recommendation – that Heritage Markham be provided images of all proposed new cemetery signage in the Heritage Districts that identify the cemetery's name and street address.

Recommendation:

That Heritage Markham receive the staff memorandum on the park name and address sign for Napier Simpson Way at 103 John Street for information purposes; and,

That Heritage Markham supports the inclusion of the heritage conservation district reference on park name signage within the City's heritage conservation districts; and

That Heritage Markham be provided images of all proposed new park signage in the Heritage Districts that identify the park's name and street address; and,

That Heritage Markham be provided images of all proposed new cemetery signage in the Heritage Districts that identify the cemetery's name and street address.

CARRIED

Part Six - New Business

**13. Committee of Adjustment - Variances
340 Main Street North
Markham Village Heritage Conservation District
File A/113/18 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
J. Leung, Committee of Adjustment

Memo

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo.

The Committee raised concerns that the builder may increase the height of the building from 2.5 storeys following approval for a 3 storey building. Staff advised that the builder is only approved for the specific plans submitted and cannot increase the height. Staff advised that this would be noted for the Committee of Adjustment.

Recommendation:

That Heritage Markham Committee has no objection from a heritage perspective to the requested variances (A/113/18) subject to the owner obtaining site plan endorsement for the project.

CARRIED

**14. Demolition Permit Application - Partial
9064 Woodbine Ave.
Buttonville Heritage Conservation District
Rear Tail Addition (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Memo

Regan Hutcheson, Manager of Heritage Planning, addressed the Committee and summarized the details outlined in the memo. The applicant wished to demolish the rear addition prior to obtaining redevelopment approvals. Mr. Hutcheson noted that the Committee previously had no objection to the design of the proposed rear addition to the heritage dwelling, but wanted to ensure the Committee was properly informed that the current rear one storey addition is identified as one of the significant heritage attributes of the property.

Recommendation:

That Heritage Markham has no objection to the issuance of the demolition permit for removal of the rear tail addition at 9064 Woodbine Avenue subject to staff being satisfied with the manner in which the removal is to be undertaken, and that the owner obtain Minor Site Plan Approval (to address the demolition process and how the main residential building will be made secure) and a financial security to protect the heritage resource during the demolition and boarding process.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 10:30 PM.