

**Heritage Markham Committee Meeting**  
**City of Markham**  
**April 11, 2018**  
**Canada Room, Markham Civic Centre**

**Members**

David Nesbitt, Chair  
Councillor Valerie Burke  
Ian Darling  
Graham Dewar  
Evelin Ellison  
Anthony Farr  
Councillor Don Hamilton  
David Johnston  
Jennifer Peters-Morales  
Councillor Karen Rea  
Zuzana Zila

**Regrets**

Maria Cerone  
Ken Davis

**Staff**

Regan Hutcheson, Manager, Heritage Planning  
George Duncan, Senior Heritage Planner  
Peter Wokral, Heritage Planner  
Alida Tari, Council/Committee Coordinator  
Victoria Hamilton, Committee Clerk (PT)

David Nesbitt, Chair, convened the meeting at 7:27 PM by asking for any disclosures of interest with respect to items on the agenda.

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.

**1. Approval of Agenda (16.11)**

- A) Addendum Agenda
  - There were no addendum agenda items.
- B) New Business from Committee Members
  - Peter Wokral – 14 David Street

Recommendation:

That the April 11, 2018 Heritage Markham Committee agenda be approved.

CARRIED

2. **Minutes of the March 14, 2018  
Heritage Markham Committee Meeting (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning
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Recommendation:

That the minutes of the Heritage Markham Committee meeting held on March 14, 2018 be received and adopted.

CARRIED

3. **Information,  
Indigenous Land Acknowledgement (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning
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There was discussion regarding whether it would be appropriate for an advisory Committee to include an Indigenous Land Acknowledgement at the beginning of each meeting. Many of the members were not in support of this proposal.

Recommendation:

That Heritage Markham Committee receive as information.

CARRIED

4. **Site Plan Control Application,  
Zoning By-law Amendment Application,  
Official Plan Amendment Application,  
206 Main Street Unionville,  
Proposed Re-Development of Property (16.11)**  
File Number: OP/ZA/SC 17 170770  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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Peter Wokral, Heritage Planner summarized the details outlined in the memo and noted that the applicant has undertaken some revisions to the height of the mansard roof and front façade of the proposed residential structure in response to Staff recommendations.

Representatives of Stiver Lane Inc., the applicant, and owner George LeDonne addressed the Committee and provided a verbal presentation regarding the proposed commercial and residential development. An architectural model was provided as a visual aid.

Staff noted that the height of the proposed residential structure remains above the recommended guideline in the draft Unionville Commercial Core Pattern Book of three and one half storeys which was also the preferred height in the Community Vision Plan. Other key Staff concerns included the massing, windows and masonry wall treatments.

Heritage Markham Committee recessed at 7:47 PM and reconvened at 7:52 PM.

The Committee discussed concerns regarding the height of the residential structure and the issue of vehicular access for residents during Main Street Unionville closures. The applicant indicated willingness to continue working with Staff to revise the design, and agreed to include a statement in their condominium documents regarding inaccessibility to the parking lot and underground garage during Main Street Unionville street closures as a result of annual festivals.

The Committee requested the addition of monarch butterfly friendly vegetation. There was discussion regarding the potential to expand the landscaping features and include native pollinators, wild flowers and milkweed.

There was discussion regarding the use of the commercial structure, during which time the applicant noted that a restaurant was not feasible.

The Committee thanked the applicant for the architectural model visual aid and their commitment to revitalizing the area with a net zero residential structure.

Recommendation:

That Heritage Markham has no objection to the overall design as presented in the staff memo including the height, but recommends that the applicant continue working with Staff to revise the details of the proposed residential structure; including:

- Further articulation and modulation of the facades through increased setbacks and changes in eave heights to better reflect the smaller scale of the existing heritage buildings on Main Street
- Reviving architectural detailing and materials to reflect authentic local 19<sup>th</sup> century examples and building traditions
- Revisions to the proposed Mansard roof to reflect authentic 19<sup>th</sup> century proportions and patterns of construction so that roof is not double height in appearance

That Heritage Markham has no objection from a heritage perspective to the demolition of the modern additions made to the rear of the Stiver House; and,

That Heritage Markham has no objection from a heritage perspective to the proposed form and massing of the one and one half storey new addition to the Stiver House, but recommends simplification of the window treatment; and,

That Heritage Markham recommends the Part IV designation by-law protecting the Stiver House be amended to identify interior architectural features as heritage attributes, including doors and trim work

That Heritage Markham recommends the planting of native specimen trees both on-site and nearby as part of this redevelopment to help re-establish the village's vegetative cover **including milkweed and wild flowers**; and,

That Heritage Markham has no objection to the proposed Official Plan and Zoning By-law amendments to permit a 4 storey-residential building not having commercial units on the ground floor.

CARRIED

**5. Heritage Permit Applications,**

**1 Millbrook Gate,**

**Delegated Approvals: Heritage Permits (16.11)**

File Number: HE 18 227178

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

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

CARRIED

- 6. Building Permit and Sign Permit Applications,  
5965 Highway 7E, Markham Village,  
10 Beech Street, Markham Village,  
20 Water Street, Markham Village,  
380 Main Street N., Markham Village,  
Delegated Approvals: Building and Sign Permits (16.11)**

File Number: 18 110371 SP

17 161156 HP

18 110898 NH

18 225550 SP

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

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

CARRIED

- 7. Committee of Adjustment Variance Application,  
18 David Gohn Circle, Markham Heritage Estates,  
Proposed Second Residential Unit (16.11)**

File Number: A/34/18

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

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There was brief discussion regarding whether coach houses are permitted in Heritage Estates.

Recommendation:

That Heritage Markham has no comment from a heritage perspective on the requested variance to permit the conversion of the second storey of the existing detached garage/accessory building into a second residential unit at 18 David Gohn Circle in Markham Heritage Estates.

CARRIED

**8. Site Plan Control Application,  
19 Maple Lane,  
New Single Detached Dwelling and Garage:  
Applicant Request for Cladding Changes (16.11)**

File Number: SC 14 114082

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

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Recommendation:

That Heritage Markham supports the change in cladding materials for the house under construction at 19 Maple Lane subject to the applicant obtaining an amendment to the site plan agreement to substitute the revised elevations, and the proposed brick and board and batten siding be reviewed and approved by City (Heritage Section) staff prior to ordering and installation; and,

That the applicant contact the Building Department to determine if a revision to the original building permit is required prior to proceeding with construction.

CARRIED

**9. Heritage Building Evaluations,  
North Markham Planning District (Future Urban Area) (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Project Planner  
C. Jay, North District Manager

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Recommendation:

That the findings of the Building Evaluation Sub-Committee for the following North Markham Planning District properties listed on the *Register of Property of Cultural Heritage Value*, be endorsed:

- 3575 Elgin Mills Road (Group 1);
- 3693 Elgin Mills Road (Group 1);
- 10060 Kennedy Road (Group 2)
- 10228 Kennedy Road (Group 2);
- 10476 Kennedy Road, (Group 2);
- 10504 Kennedy Road (Group 2); and,

That the City's North Markham Planning District Manager be advised of the results of the research and classification.

CARRIED

**10. Correspondence (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Recommendation:

That the following correspondence be received as information:

- a) 2018 Ontario Heritage Conference, June 7-9, Sault Ste. Marie: Promotional material.
- b) Markham Historical Society: Remember Markham Newsletter, Spring 2018 Issue (Staff has full copy).
- c) Heritage Trust for Canada: Locale Magazine, Spring 2018 Issue. (Staff has full copy).

CARRIED

**11. Heritage Building Relocation,  
160 Main Street, Unionville Heritage Conservation District  
Preliminary Proposal to Relocate Barn (16.11)**

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

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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.

George Duncan, Senior Heritage Planner summarized the details as outlined in the memo.

The existing owners, Paul and Tom Vasilovski, addressed the Committee and delivered a presentation regarding the proposed relocation of the barn to the Stiver Mill lands.

The Committee stated the importance of preserving Heritage buildings in their existing locations, but preferred that the barn be relocated rather than demolished.

The potential future owner of the property (Harshal Dave) offered to restore the the barn structure at the time of relocation and contribute funds to the City's Reserve fund for future maintenance, if the barn is relocated to the Stiver Mill property.

Recommendation:

That Heritage Markham supports Heritage Section staff meeting with Asset Management and Community Services staff to discuss the implications of the potential relocation and restoration of the barn/stable at 160 Main Street to the Stiver Mill property; and,

That if the addition of the structure to the Stiver Mill property is supported by the affected City departments, Heritage Markham will support further discussion with the property owners and the project funding partner regarding the barn/stable relocation and restoration, with further details coming back to the committee for review and comment prior to being considered by Markham Council.

CARRIED

**12. Financial Assistance,  
1 Millbrook Gate,  
42 George Street,  
819 Bur Oak Avenue,  
14 Eureka Street,  
131 Main Street Unionville,  
20 Union Street,  
Designated Heritage Property Grant Applications  
- Review of 2018 Applications (16.11)**

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

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Peter Wokral, Heritage Planner summarized the details outlined in the memo. Mr. Wokral noted that the applications for 1 Millbrook Gate and 42 George Street are not technically eligible for the grant, however the Manager of Heritage Planning has discretion to allocate funds to applications where structures are deemed to have culturally significant heritage features.

Mr. Wokral noted a change in the staff recommended grant amount for 1 Millbrook Gate from \$4,206.43 to \$5,000 based on the most recent quote submitted.

The Committee inquired whether funding was approved or denied for any ineligible applications in the past. Staff advised that there is no history of formal submissions from ineligible applications.

**Recommendation:**

That Heritage Markham supports the funding of the following six grant applications in the amounts noted at a total cost of \$27,024.33 subject to conditions noted on the individual summary sheets:

- 1 Millbrook Gate (**up to \$5,000.00**);
- 42 George Street (\$4,407.00);
- 819 Bur Oak Avenue (\$2,758.33);
- 14 Eureka Street (\$5,000.00);
- 131 Main Street Unionville (\$5,000.00);
- 20 Union Street (\$4,859.00)

CARRIED



**13. Financial Assistance,  
2977 16<sup>th</sup> Avenue,  
83 Main Street North,  
11 Joseph Street  
76 Main Street North,  
87 Main Street North,  
2018 Commercial Façade,  
Grant Program and Signage Improvement,  
- Review of 2018 Grant Applications (16.11)**

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

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Peter Wokral, Heritage Planner summarized the details outlined in the memo.

Recommendation:

That Heritage Markham supports a matching grant of up to \$5,000.00 for the installation of historically appropriate new windows on the non-heritage portion of the building at 2977 16<sup>th</sup> Avenue subject to the new windows being a substantial improvement to the current windows and the applicant obtaining a heritage permit; and,

That Heritage Markham supports a matching grant of up to \$2,175.25 for the selective replacement of damaged bricks and repointing of the masonry walls of 76 Main Street North subject to the applicant obtaining a heritage permit; and,

That Heritage Markham supports \$1,132.83 of grant assistance for the proposed replacement of rotting trim and painting of the façade at 83 Main Street North; and,

That Heritage Markham does not support grant assistance for the proposed repairs of the exterior concrete curbing and steps of 87 Main St. North because these are not considered to be significant heritage attributes, or a façade feature of the building; and,

That Heritage Markham supports a total of \$3,961.25 in grant assistance for 11 Joseph Street for the following work:

- Replacement of the steel entrance door provided that it reflects a traditional commercial door design and is approved by a heritage permit; and,
- Repairs to the exterior masonry walls, provided that the owner obtains a heritage permit to permanently re-install drainage pipes that previously directed water away from the exterior walls and that the cost of levelling the adjacent interlocking pavers is broken out of the invoiced cost to the repairs of the brick walls; and further,

That Heritage Markham does not support grant assistance for the relevelling of the interlocking pavers that abut the exterior walls of 11 Joseph Street because they are not considered to be part of the façade.

CARRIED

**14. Review of Properties on Wales Avenue,  
South of Gleason Avenue (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Regan Hutcheson, Manager of Heritage Planning summarized the details outlined in the memo. Mr. Hutcheson noted that a proper rationale must be provided for each property proposed for addition to the register.

Recommendation:

That Heritage Markham Committee strongly recommends the following properties be added to the Markham Register of Property of Cultural Heritage Value or Interest:

| <u>Property Address</u>      | <u>Reason for Listing</u> |
|------------------------------|---------------------------|
| 17 Wales Avenue (built 1908) | 1(a), 2(b)                |
| 15 Wales Avenue (built 1928) | 1(a), 2(b)                |

That Heritage Markham Committee recommends for consideration the following properties for inclusion on the Markham Register of Property of Cultural Heritage Value or Interest:

| <u>Property Address</u>      | <u>Reason for Listing</u> |
|------------------------------|---------------------------|
| 20 Wales Avenue (built 1941) | 1(a), 2(b), 2(d)          |
| 16 Wales Avenue (built 1946) | 1(a), 2(b)                |
| 14 Wales Avenue (built 1947) | 1(a), 2(b)                |
| 12 Wales Avenue (built 1949) | 1(a), 2(b)                |
| 19 Wales Avenue (built 1949) | 1(a), 2(b)                |
| 9 Wales Avenue (built 1948)  | 1(a), 2(b)                |

CARRIED

**15. New Business**

**14 David Street, Markham Village Heritage Conservation District  
Site Plan Control and Minor Variance Application  
Proposed Addition to a Dwelling (16.11)**

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

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Peter Wokral, Heritage Planner addressed the Committee and summarized the memo presented at the meeting. Staff advised the Committee that this application was previously discussed at the January 2018 and February 2018 Heritage Markham Committee meetings.

The original application was for an increase in the Net Floor Area ratio from the Zoning By-law permitted 45 percent to 53 percent. The Committee asked the applicant to reduce the Net Floor Area ratio. The applicant is requesting approval for a Net Floor Area ratio of 47 percent, achieved by reducing the length of the addition at the rear of the dwelling. The Committee requested that the applicant build within the permitted net floor area ratio of 45%.

Staff noted that a zoning review was completed for this property and it was determined that the square footage of the garage is separate from the square footage of the dwelling and not counted as part of the Net Floor Area calculation. Staff confirmed that the height of the proposed second storey addition is permitted.

The Committee stated general support for the massing and design of the house which compliments and enhances the area.

Recommendation:

That Heritage Markham Committee recommends that the applicant reduce the Net Floor Area ratio to 45 percent and to continue working with staff to revise the design.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 10:38 PM.