

Heritage Markham Committee Meeting
City of Markham
March 14, 2018
Canada Room, Markham Civic Centre

Members

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

Regrets

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, Senior Heritage Planner
Peter Wokral, Heritage Planner
Alida Tari, Council/Committee Coordinator

David Nesbitt, Chair, convened the meeting at 7:20 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 # 6, by nature of living next door to the subject property, 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 # 6, 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
- Ian Darling – Indigenous Land Acknowledgement
 - David Johnston – 15 Wales Avenue
 - George Duncan – Unionville Arms proposed awning
 - David Johnston – Personal Matter

Heritage Markham Recommends:

That the March 14, 2018 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the February 14, 2018,
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

CARRIED

**3. In-Camera Minutes of the January 10, 2018,
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the minutes of the In-Camera Heritage Markham Committee meeting held on January 10, 2018 be received and adopted.

CARRIED

**4. Heritage Permit Application,
North Side of John Street,
Delegated Approvals: Heritage Permits (16.11)**

File Number: HE 18 109505

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

CARRIED

- 5. Building Permit Application,
4802 Highway 7 East, Unionville,
60 Main Street North, Markham Village,
28 Markham Street, Markham Village,
6041 Highway 7 east, Markham Village,
Delegated Approvals: Building Permits (16.11)**

File Number: 16 117250 NH

17 157296 AL

18 107113 HP

18 108821 HL

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

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

CARRIED

- 6. Site Plan Control Application,
30 Colborne Street, Thornhill Heritage Conservation District,
Status of City Approvals and Permits (16.11)**

File Number: SC 17 168354

Extracts: R. Hutcheson, Manager of Heritage Planning

Councillor Valerie Burke disclosed an interest with respect to Item # 6, by nature of living next door to the subject property, 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 # 6, 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.

The Committee stated their concerns with the John Ramsden House being left open during the construction and potential exposure to severe weather elements, and requested that staff provide an update on the protection and preservation of the Heritage dwelling. Staff reviewed the details outlined in the memo and noted that once a building permit is issued, any issues and/or concerns are no longer dealt with through the By-law Enforcement Department, but rather with the City's Building Inspector. Staff advised that the building permit was issued on February 28, 2018. It is currently an active building site, and the City's building department is responsible to oversee the development site. Staff also advised that there were a set of plans submitted and

approved, and that if the owner does not fulfill the requirements of the approved plans or deviates from the approved drawings the City has a Letter of Credit to remedy any issues.

There was discussion regarding whether it is appropriate to follow up with the City's building inspector, and request that he be reminded of the Heritage property. The Committee inquired as to what process should be followed if any members of the community identify any concerns during the construction process. Staff advised that any issues or concerns should be directed to the City's Contact Centre by phone or via email.

Recommendation:

That Heritage Markham receive the staff memorandum on the status of City approvals and permits at 30 Colborne Street for information purposes.

CARRIED

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

Extracts: R. Hutcheson, Manager of Heritage Planning
C. Jay, North District Manager

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:

- 3151 Elgin Mills Road (Group 2);
- 4075 Elgin Mills Road (Group 2);
- 10725 Kennedy Road (Group 2);
- 4638 Major Mackenzie Drive, (Group 2); and
- 10508 Warden Avenue (Group 3); and,

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

CARRIED

- 8. Site Plan Control Application,
Zoning By-law Amendment Application,
206 Main Street, Unionville Heritage Conservation District,
Proposed Redevelopment 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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The applicant has requested a further deferral.

Recommendation:

That Heritage Markham defers review of the planning applications for 206 Main Street Unionville to the April 2018 meeting.

CARRIED

- 9. Site Plan Control Application,
171 Main Street North, Markham Village Heritage Conservation District,
On-Site Relocation and Addition to a Heritage Dwelling (16.11)**
File Number: 18 160560
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
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George Duncan, Project Planner addressed the Committee and summarized the details outlined in the memo. He outlined the proposed changes versus the original application submitted in 2014 and noted that everything proposed is within the existing variances.

There was discussion regarding tree preservation and some removal of trees.

Recommendation:

That Heritage Markham supports the proposed alterations and addition to the dwelling at 171 Main Street North from a heritage perspective, subject to the applicant:

- Retaining and restoring any existing heritage windows, in consultation with Heritage Section staff; and
- Entering in a Site Plan Agreement including the usual conditions regarding materials, colours, etc.; and,

That the height of the first floor of the heritage house above grade after relocation onto its new foundation should generally reflect the existing first floor height.

CARRIED

- 10. Site Plan Control Application,
14 George Street, Markham Village Heritage Conservation District,
Residential Addition and Attached Garage:
Outcome of Architectural Review Sub-Committee (16.11)**
File Number: SC 18 182371
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
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George Duncan, Project Planner summarized the details outlined in the memo, and noted that all the suggestions made by the Architectural Subcommittee have been dealt with.

There was brief discussion regarding the proposed height of the new addition in relation to the existing dwelling and adjacent dwellings.

Recommendation:

That Heritage Markham supports the alterations to the heritage dwelling and the revised design for the proposed addition at 14 George Street from a heritage perspective, which includes the modifications to the windows recommended by the Architectural Review Sub-Committee; and,

That the height of the first floor of the heritage house above grade after relocation onto its new foundation should generally reflect the existing first floor height; and further,

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

CARRIED

- 11. Information,
Unionville Commercial Core Pattern book Update (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
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Regan Hutcheson, Manager of Heritage Planning delivered a presentation regarding the Unionville Commercial Core Pattern Book. It was explained that the creation of a Pattern Book was a recommendation of the Main Street Unionville Community Vision Plan and Council directed staff to produce a document that would provide guidance for new intensification reflective of the Vision Plan. Of particular importance was guidance on how to introduce new multi-unit residential development in a three (3) to three and half (3 ½) storey form in the commercial core area.

Mr. Hutcheson indicated the document consists of two sections: village design guidelines to help regulate development and provide development standards, and architectural guidelines highlighting four recommended style approaches.

Mr. Hutcheson briefly reviewed the Vision Plan objectives, existing conditions in the core area that impact development (including the TRCA restrictions on development potential in certain areas), a regulating plan, block structure, frontage/build to lines, vista termination/view shed, and parking opportunities. The proposed General Development Standards include the type of building massing and design treatment features that are both encouraged and discouraged. The massing guidelines limit height to 3 ½ storeys and a footprint of 3,750 sq ft per building component, but noted that these components can be linked together by connector buildings to create larger developments. The architectural style section focuses on styles typical to Unionville that could lend themselves to larger building masses: Vernacular/Gothic Revival; Georgian/Regency; Italianate and Edwardian. Basic massing and composition illustrations are provided for each style.

The Committee thanked staff for the presentation and look forward to receiving a copy of the book following Council endorsement.

Recommendation:

That Heritage Markham Committee receive the presentation on the Pattern Book as information and looks forward to utilizing the Pattern Book as a companion document to the Unionville Heritage Conservation District Plan to achieve the type of complementary multi-unit/ multi-storey infill development as envisioned in the Main Street Unionville Community Vision Plan.

CARRIED

**12. Unionville Commercial Core Area
Streetscape Master Plan 2018 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
A. Johnson, Streetscape Coordinator
E. Wimmer, Senior Planner, Urban Design

Regan Hutcheson, Manager of Heritage Planning briefly summarized the details outlined in the memo.

Recommendation:

That Heritage Markham Committee receive as information the update on the work being undertaken on the Unionville Core Area Streetscape Master Plan (2018)

CARRIED

**13. Victoria Square Heritage Conservation District Study
Outcome of Study and Public Process (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

George Duncan, Project Planner summarized the details outlined in the memo.

There was discussion regarding the purpose of Heritage District Area designation, and the importance of community support. The Committee discussed other heritage conservation tools that could be used to protect heritage resources.

The Committee suggested that the recommendation include a clause stating that Heritage Markham supports pursuing Victoria Square as a Heritage Conservation District area in principle.

Recommendation:

That Heritage Markham Committee acknowledges Victoria Square as an area whose cultural heritage value contributes to a sense of place extending beyond its individual buildings, structures and landscapes, and recognizes Victoria Square as an appropriate location for a heritage district; and,

That Heritage Markham recommends that due to the current level of support within the Victoria Square Heritage Conservation District study area that further work on the heritage district be suspended at this time; and,

That the City continue to use the other available heritage conservation tools to preserve properties of cultural heritage value or interest.

CARRIED

**14. New Business
Indigenous Land Acknowledgement (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Ian Darling addressed the Committee and suggested that each Heritage Markham Committee meeting begin with a statement acknowledging the Indigenous land upon which Markham is located.

The Committee discussed whether this would be appropriate for an advisory Committee.

It was suggested that staff report back on whether there is anything in the Heritage Markham Committee's Terms of Reference that prohibits the Committee from including such statements as part of their meetings or if there is any City policy or protocol relative to Indigenous Land Acknowledgement.

Recommendation:

That Heritage Markham recommends staff report back on whether anything would prohibit the Committee from including such statements as part of their meetings or if there is any City policy or protocol relative to Indigenous Land Acknowledgement.

CARRIED

15. New Business

15 Wales Avenue (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston addressed the Committee regarding whether staff should investigate whether 15 Wales Avenue meets the criteria to have it added to the Heritage Register. The subject property is located at the border of the Markham Village Conservation District.

There was discussion regarding the process involved to extend a current Heritage Conservation District.

Recommendation

That Heritage Markham recommends staff report back on the residential homes on the east side of Wales Avenue south of Gleason Avenue with respect to whether any of the dwellings meet the criteria to have them added to the Heritage Register.

CARRIED

16. New Business

189 Main Street, Unionville

Unionville Arms

Proposed Awning (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

George Duncan, Project Planner addressed the Committee advising that the restaurant Unionville Arms has an outdoor patio and would like to install a retractable awning. Staff displayed pictures of what the awning would look like. It was noted that the impact of the proposed awning would appear to be relatively low. Staff pointed out that the installation of the proposed retractable awning requires a building permit.

There was discussion regarding whether this could set a precedent. In this particular property, it was noted that the wooden arbor across the front of the patio would help screen the awning.

Recommendation:

That Heritage Markham is generally supportive of the concept and recommends the request from Unionville Arms to install a retractable awning be referred to Heritage Staff.

CARRIED

17. New Business

Personal Matter (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston addressed the Committee to state his concerns with the continuous verbal mistreatment, he receives from a member of the public who regularly attends the Heritage Markham meetings. Mr. Johnston informed the Committee of an encounter that occurred prior to the start of this meeting. He believes that no one should have to put up with this type of behaviour and that members of the public should be required to abide by the rules of decorum set out for all Council and Standing Committees in Markham.

As stated in the Council Procedural By-law Section 7.6 (a) “Members of the public who attend a meeting will maintain order and shall not: (iv) use indecent, offensive or insulting language or speak disrespectfully to or about an individual.” Staff advised that if a member of the public or Committee member do not abide by this that the Chair has the authority to have the individual expelled from the meeting.

Adjournment

The Heritage Markham Committee meeting adjourned at 10:43 PM.