

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

Members

David Nesbitt, Chair
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

Councillor Valerie Burke

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 8:22 PM by asking for any disclosures of interest with respect to items on the agenda.

David Johnston disclosed an interest with respect to Item #8, 30 Colborne Street 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.

David Johnston disclosed an interest with respect to Item #13, 20 Water Street 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.

David Johnston disclosed an interest with respect to Item #19, 20 Water Street 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.

Heritage Markham Committee recessed at 8:23 PM and reconvened at 8:30 PM.

1. Approval of Agenda (16.11)

A) Addendum Agenda

- Sidewalk Installation north side of John Street east of Henderson Avenue
- 1 Markham Street, Markham Village Heritage Conservation District (additional information)

B) New Business from Committee Members

- Anthony Farr – 30 Colborne Street
- Councillor Karen Rea – Commercial Signs in the Markham Village Heritage Conservation District
- Ontario Heritage Conference Update

Recommendation:

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

CARRIED

**2. Minutes of the January 10, 2018
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

See attached material.

Recommendation:

That the minutes of the Heritage Markham Committee meeting held on January 10, 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

It was noted that the minutes had not been distributed to the Committee members.

Recommendation:

That the minutes of the In-Camera Heritage Markham Committee meeting held on January 10, 2018 be **deferred to the March 14, 2018 meeting.**

CARRIED

**4. Heritage Markham Committee 2017,
Statistics (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Staff summarized the details outlined in the memo.

Recommendation:

That Heritage Markham Committee receive as information.

CARRIED

**5. Elections,
Heritage Markham Election and Appointments,
1) Election of Chair and Vice-Chair,
2) Sub-Committees of Heritage Markham
3) Heritage Markham Representative – Other Committees (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The election for the Chair and Vice Chair were conducted by the Manager of Heritage Planning.

Moved by David Johnston
Seconded by Councillor Don Hamilton

That Ian Darling be nominated for the position of Chair.

CARRIED

Ian Darling declined the nomination.

Moved by Anthony Farr
Seconded by Maria Cerone

That David Nesbitt be nominated for the position of Chair.

CARRIED

David Nesbitt accepted the nomination and no other nominations were received. David Nesbitt will continue as Chair by acclamation.

Moved by Ian Darling
Seconded by Ken Davis

That Graham Dewar be nominated for the position of Vice Chair.

CARRIED

Graham Dewar accepted the nomination and no other nominations were received.
Graham Dewar is appointed Vice Chair by acclamation.

The following members agreed to serve on the Architectural Review Subcommittee:
David Nesbitt, Evelin Ellison, Ken Davis, David Johnston and Graham Dewar.

The following members agreed to serve on the Building Evaluation Subcommittee:
David Johnston, David Nesbitt and Ian Darling.

The following members agreed to serve on the Doors Open Markham: Councillor Don Hamilton and Maria Cerone.

The following member agreed to serve on the Main Street Markham Committee: Graham Dewar.

The following member agreed to serve on the Historic Unionville Community Vision Committee: David Johnston. Maria Cerone agreed to serve as the alternate representative. It was noted that other members such as Maria Cerone, Anthony Farr and Evelin Ellison would like to attend the meetings.

Recommendation:

That **David Nesbitt** is the Chair of Heritage Markham effective February 15, 2018; and,

That **Graham Dewar** is the Vice Chair of Heritage Markham effective February 15, 2018; and,

That the following members comprise the Architectural Review Sub-Committee **David Nesbitt, Evelin Ellison, Ken Davis, David Johnston and Graham Dewar**; and,

That **David Johnston, David Nesbitt** and **Ian Darling** are the Heritage Markham representatives on the Heritage Building Evaluation Sub-Committee effective February 15, 2018; and,

That **Councillor Don Hamilton** and **Maria Cerone** are the Heritage Markham representatives on the Doors Open Committee effective February 15, 2018; and,

That **Graham Dewar** is the Heritage Markham representative on the Main Street Markham Committee effective February 15, 2018; and further,

That **David Johnston** is the Heritage Markham representative on the Historic Unionville Community Vision Committee effective February 15, 2018, and Maria Cerone being the alternate.

CARRIED

6. **Site Plan Control Application
Zoning By-law Amendment Application,
Official Plan Amendment Application,
206 Main Street, Unionville Heritage Conservation District,
Proposed Redevelopment (16.11)**
File Number: OP/ZA/SC
17 170770
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Staff advised that the applicant has requested that this matter be deferred to the March meeting. A letter from the applicant had been emailed to all the members.

Recommendation:

That the letter from George Ledonne (Ledgemark Homes) owner of 206 Main Street, Unionville requesting a deferral of Heritage Markham's consideration of the matter be received; and,

That the Site Plan Control Application, Zoning By-law amendment application, Official Plan Amendment application for 206 Main Street, Unionville be deferred to the March 14, 2018 meeting.

CARRIED

7. **Heritage Permit Application,
15 Colborne Street, Thornhill,
Delegated Approvals: Heritage Permits (16.11)**
File Number: HE 18 108211
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

**8. Building and Sign Permit Applications,
30 Colborne Street, Thornhill,
159 Main Street, Unionville,
29 Albert Street, Markham Village,
Delegated Approvals: Building and Sign Permits (16.11)**

File Number: 17 178681 HP
18 106703 SP
18 107408 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston disclosed an interest with respect to Item #8, 30 Colborne Street 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.

Recommendation:

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

CARRIED

**9. Heritage Designation,
5 Heritage Corners Lane,
Designation Under Part IV of the Ontario Heritage Act,
Joseph Wideman House (16.11)**

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

Recommendation:

That Heritage Markham recommends to Council that the Joseph Wideman House at 5 Heritage Corners Lane be designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest.

CARRIED

**10. Events,
Doors Open Markham Committee,
Minutes January 24, 2018 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That Heritage Markham receive as information.

CARRIED

- 11. Committee of Adjustment Variance Application,
32 Victoria Avenue,
Unionville Heritage Conservation District,
Minor Additions and Alteration to an Existing Dwelling (16.11)**
File Number: A/10/18
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Cefaratti, Acting Secretary Treasurer, Committee of Adjustment
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Recommendation:

That Heritage Markham has no objection, from a heritage perspective, to Minor Variance Application A/10/18 for 32 Victoria Avenue.

CARRIED

- 12. Heritage Building Evaluations,
30, 51, 58, 59, 64 and 93 Old Kennedy Road,
Milliken Secondary Plan Heritage Building Evaluations (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
M. Plaunt, Manager, Intensification & Secondary Plans
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Recommendation:

That Heritage Markham endorse the findings of the Building Evaluation Sub-Committee on the 6 Milliken properties listed on the *Register of Property of Cultural Heritage Value*, including 30, 51, 58, 59, 64 and 93 Old Kennedy Road; and,

That the City's Policy Planning section be advised of the results of the research and classification.

CARRIED

**13. Committee of Adjustment Variance Application,
20 Water Street, Markham Village Heritage Conservation District,
Revised Design for New Building for Affordable Rental Housing (16.11)**

File Number: A/08/18

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Heritage Planner
R. Cefarrati, Committee of Adjustment

David Johnston disclosed an interest with respect to Item #13, 20 Water Street 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.

Recommendation:

That Heritage Markham has no comment on Minor Variance application A/08/18 for 20 Water Street, from a heritage perspective.

CARRIED

**14. Site Plan Control Application,
233 Main Street, Unionville Heritage Conservation District,
Addition to a Heritage Dwelling (16.11)**

File Number: SC 17 182702

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

Recommendation:

That Heritage Markham recommends that the applicant consider a simplified window glazing design with 1 over 1 or 2 over 1 glazing, single hung style, rather than the 4 over 1 glazing shown on the elevations; and,

That otherwise, Heritage Markham supports the design for the proposed addition to 233 Main Street, Unionville, from a heritage perspective, subject to the applicant entering into a Site Plan Agreement containing the usual conditions regarding materials, colours, etc..

CARRIED

15. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Recommendation:

That the following correspondence be received as information:

- a) Society for the Preservation of Historic Thornhill: Feb. 2018 Newsletter (Staff has full copy)
- b) Community Heritage Ontario: CHO News, Winter, 2018. Full copy sent to members via email.
- c) Community Heritage Ontario: Letter from CHO President re: Federal Action on the Conservation of Historic Properties.

CARRIED

**16. Site Plan Control Application,
14 George Street, Markham Village Heritage Conservation District,
Revised Residential Addition and Attached Garage (16.11)**

File Number: SC 18 182371

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

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

The Committee briefly discussed the extent to which there is an impact on the existing heritage buildings. It was suggested that staff work with the applicant to ensure the bay window is bird friendly and whether the height of the new proposed addition can be lowered.

Recommendation:

That Heritage Markham recommends the revised proposal for an addition to 14 George Street be referred to the Architectural Review Sub-Committee for review and comment.

CARRIED

**17. Site Plan Control Application,
Committee of Adjustment Variance Application,
14 David Street, Markham Village Heritage Conservation District,
Proposed Remodelling and Addition to Existing House (16.11)**

File Number: SC 17 171213

A/180/17

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

Peter Wokral, Heritage Planner summarized the details outlined in the report and noted that the existing basement level garage is not part of the net floor area ratio calculation as per the zoning by-law. Staff recommended support for the variances and for the proposed alterations and addition subject to certain design changes.

The Committee stated concerns with the proposed design of the basement windows (front elevation) and the net floor area ratio.

Recommendation:

That the proposed house at 14 David Street be referred back to Heritage Staff to review the design and reduce the net floor area ratio.

CARRIED

**18. Site Plan Control Application,
27 Church Street, Markham Village Heritage Conservation District,
Proposed New Infill Dwelling (16.11)**

File Number: SC 16 140011

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

Peter Wokral, Heritage Planner summarized the details outlined in the staff report.

Recommendation:

That Heritage Markham has no objection the revised design of 27 Church Street from a heritage perspective, but recommends the following minor architectural revisions:

- Reduction in the width of the window above the front porch roof;
- Replacement of the proposed double doors with either a single door with sidelights and solid panels, or a double leaf door generally within the same width of a large single door opening;
- Segmental arched windows on second floor on the east bay on the street facing façade; and,

That final review of any development application required to approve the revised design of 27 Church Street be delegated to Heritage Section staff; and further,

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding window, colours, materials etc.

CARRIED

**19. Site Plan Control Application,
20 Water Street, Markham Village Heritage Conservation District,
New Building for Affordable Rental Housing (16.11)**

File Number: SC 18 124680

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

David Johnston disclosed an interest with respect to Item #19, 20 Water Street 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, Project Planner summarized the details outlined in the memo.

Glenda Lucas, SHS Consulting on behalf of Markham Inter-Church Committee for Affordable Housing (MICAH) addressed the Committee advising that this proposal is affordable rental housing for seniors with space for two youths coming from 360 Kids. It was noted that the project is being funded by York Region and that in order to obtain the funding the project must have a municipal permit issued no later than April 30, 2018.

The Committee briefly discussed the surrounding greenspace and sustainable initiatives being incorporated into the building design. It was noted that the use of stucco treatment on the front elevation and forth floor could be replaced with a brick treatment.

Recommendation:

That Heritage Markham generally supports the design for the proposed 4 storey affordable rental housing project at 20 Water Street from a heritage perspective, subject to the applicant entering into a Site Plan Agreement containing the usual conditions regarding materials, colours, etc.; and,

That the applicant use buff coloured brick for an accent material in place of stucco, since brick is a traditional material in Markham Village for larger structures, but stucco is not.

CARRIED

**20. Site Plan Control Application,
Committee of Adjustment Variance Application,
1 Markham Street, Markham Village Heritage Conservation District,
Proposed Demolition of Existing House and
Proposed New Infill Dwelling (16.11)**

File Number: SC 17 169087

A/129/1

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

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

There was discussion regarding the importance of staff encouraging applicants to comply with the requirements of the Infill By-law.

Recommendation:

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling located at 1 Markham Street from a heritage perspective;

That Heritage Markham generally supports the form and massing of the proposed new house at 1 Markham Street from a heritage perspective, but recommends the following revisions to the proposed design:

- That the south gable of the east elevation be raised higher to give it more prominence than the gable over the garage;
- That the proposed stone cladding only be used as a foundation treatment not exceeding the height of the ground floor window sills and the remainder of the ground floor be clad in an appropriate dark red clay brick;
- That the proposed six over six windows be revised to six over one windows;
- That the front door either be a large single door or a door between two sidelights;
- That the bases of the veranda posts and chimney be clad in brick and not stone;

That Heritage Markham refer final review of the Site Plan and Variance application to Heritage Section staff;

That the applicant enter into a Site Plan Agreement with the City containing the standard conditions regarding window, colours and materials etc.

CARRIED

21. New Business
Heritage Permit Application,
Sidewalk Installation,
North Side of John Street East of Henderson Avenue (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
Dereje Tafesse, Engineering Department

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

The Committee discussed the potential impact to the driveways of some of the homes.

There was discussion regarding the positive impacts for pedestrians and runners, and for the safety of those living along this stretch of John Street.

Recommendation:

That Heritage Markham Committee has no objection from a heritage perspective to the sidewalk installation on the north side of John Street, east of Henderson Ave.

CARRIED

22. New Business
30 Colborne Street
Thornhill Heritage Conservation District
Condition of Building
Extracts: C. Alexander, Manager of By-law Enforcement
R. Hutcheson, Manager of Heritage Planning

Anthony Farr addressed the Committee advising that residents in Thornhill are concerned with the current state of the home on 30 Colborne Street, and requested that staff report back.

Recommendation:

That Heritage staff consult with By-law enforcement staff and report back on the issue of the condition of the building at 30 Colborne Street.

CARRIED

23. New Business

Commercial Signs in Markham Village Heritage Conservation District

Extracts: C. Alexander, Manager of By-law Enforcement
R. Hutcheson, Manager of Heritage Planning

Councillor Karen Rea advised that Guardian Drug Store on Main Street, Markham is looking to put up a sign for their store. She stated concerns from a heritage perspective with the number of signs along Main Street, Markham that are in violation of the Sign By-law and would like the By-law Officers to investigate.

Recommendation:

That By-law enforcement staff be requested to report back on any signs in violation to the Sign By-law along Main Street, Markham between 16th Avenue and Vinegar Hill, and take any necessary action.

Carried

24. New Business

Ontario Heritage Conferences 2020

Update

Extracts: R. Hutcheson, Manager of Heritage Planning

Councillor Karen Rea informed the Committee that Council at its last Development Services Committee meeting had supported the initiative to host the 2020 Ontario Heritage Conference in Markham.

Adjournment

The Heritage Markham Committee meeting adjourned at 9:32 PM.