

Heritage Markham Committee Meeting City of Markham

**March 8, 2017
Canada Room, Markham Civic Centre**

Members

David Nesbitt, Chair
Templar Tsang-Trinaistich, Vice-Chair
Councillor Valerie Burke
Ian Darling
Ken Davis
Graham Dewar
Anthony Farr
Councillor Don Hamilton
David Johnston
Councillor Karen Rea
Zuzana Zila

Regrets

Evelin Ellison

Staff

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

David Nesbitt, Chair, convened the meeting at 7:20 PM by asking for any disclosures of interest with respect to items on the agenda.

David Johnston disclosed an interest with respect to Item # 3, 12 Gleason Avenue, Markham Village, by nature of his wife being the owner of the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Councillor Burke disclosed an interest with respect to Item # 8, 30 Colborne Street, Thornhill, by nature of being the immediate neighbour of the 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 # 8, 30 Colborne Street, Thornhill, 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.

Councillor Burke advised the Committee that at the City of Markham's International Womens Day celebrations at City Hall, Marion Matthias was conferred an award of distinction for her steadfast efforts in heritage conservation.

David Nesbitt, Chair read a Thank You note from Kitty Bavington, Committee/Council Coordinator, for the flower arrangement and card sent to her by the Heritage Markham Committee in appreciation for her 10 years of secretariat support to the Heritage Markham Committee.

1. Approval of Agenda (16.11)

Heritage Markham Recommends:

That Item # 9, Committee of Adjustment Variance Application, 23 Washington Street, Markham, Proposed Second Storey Addition and Conversion to a Fourplex Dwelling be deleted from the agenda as the applicant has withdrawn the application; and

That the March 8, 2017 Heritage Markham Committee agenda be approved, as amended.

CARRIED

**2. Minutes of the February 8, 2017
Heritage Markham Committee Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the minutes of the Heritage Markham Committee meeting held on February 8, 2017 be received and adopted.

CARRIED

**3. Heritage Permit Applications,
329 Main Street North, Markham Village,
12 Gleason Avenue, Markham Village,
2977 16th Avenue, Buttonville,
Delegated Approvals: Heritage Permits (16.11)**

File Nos: HE 17 153650

HE 17 153384

HE 17 154533

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston disclosed an interest with respect to Item # 3, 12 Gleason Avenue, Markham Village, as his wife is the owner of the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Heritage Markham Recommends:

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

CARRIED

4. **Building or Sign Permit Application,
Demolition Permit Application,
9221 & 9211 Sixteenth Avenue, Buttonville,
101 Town Centre Boulevard, Markham Centre,
55 Rouge Street, Markham Village,
227 Main Street North, Markham Village,
201 Main Street North, Markham Village,
227 Main Street North, Markham Village,
9350 Markham Road, Mount Joy,
3151 Markham Road, Victoria Square,
Delegated Approvals: Building, Demolition and Sign Permits (16.11)**

File Nos: 17 153860 SP
17 153064 AL
16 125073 HP
16 141450 SP
17 151844 NH
17 153678 SP
17 154763 AL
17 155026 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

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

CARRIED

5. **Committee of Adjustment Variance Application,
40 Peter Street, Markham Village,
Proposed Rear Addition to an Existing Heritage Building (16.11)**

File No: A/03/17

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

Heritage Markham Recommends:

That Heritage Markham has no objection to the requested variance to permit a maximum building depth of 18.44m, related to the rear addition to 40 Peter Street which was approved by the City of Markham.

CARRIED

**6. Doors Open Markham:
Minutes of February 16, 2017 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

7. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Society for the Preservation of Historic Thornhill: Newsletter, February 2017 (Staff has full copy)
- b) Ontario Heritage Trust: Heritage Matters Newsletter, February 2017 (Staff has full copy)

CARRIED

**8. Site Plan Control Application,
30 Colborne Street, Thornhill,
Heritage Status of 1958 Addition to the John Ramsden House (16.11)**

File No: SC 16 114097

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

Councillor Burke disclosed an interest with respect to Item # 8, 30 Colborne Street, Thornhill, by nature of being the immediate neighbour of the 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 # 8, 30 Colborne Street, Thornhill, 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 Senior Heritage Planner reviewed the site plan control application with respect to the heritage status of the 1958 addition to the John Ramsden House at 30 Colborne Street, Thornhill. He advised that Heritage Markham recommended that the applicant re-design the proposed addition retaining the 1958 Glassow addition with the exception of the kitchen and sun room, with a new compatible addition that is within the maximum GFA requirements, and that staff review the addition to the house, specific to its design/physical, cultural/associative and contextual values and bring back a report on the potential re- classification of the building to address the significance of the 1958 addition.

The Senior Heritage Planner advised that subsequent to the February 8, 2017 Heritage Markham Committee meeting, the applicant met with staff and was advised of the reclassification process. The property at 30 Colborne Street is already identified in the 2007 Inventory document as a Class A property, which means that the building or property is of major significance to the district and possesses cultural heritage value. According to the District Plan, Class A Buildings “*possess heritage attributes or character defining elements such as historic materials, features, characteristics, forms, locations spatial considerations, use or historical associations that contribute to the cultural heritage value of the District*”.

A Statement of Value is included in the District Plan Inventory for each significant property and summarizes the values which are considered important and are expressed, and may include 1) design or physical values; 2) historical or associative values; or 3) contextual values. The Statement also includes a listing of heritage attributes found on the building and/or property that embody or represent these values. The merits of the 1958 addition, in terms of its cultural heritage value or interest may involve all three aspects: its design or physical value, its historical and associative value, and its contextual value.

In the District Inventory and in the description of 30 Colborne Street, the property history notes the Glassow family’s changes to the building through the addition of 1958. The District Inventory page also contains a description of the contribution of the 1958 addition to the property in the Comment Section: “*The Glassow’s renovation more than doubled the size of their house, almost invisibly. The integrity of the building and the streetscape was carefully preserved – a very enlightened approach for 1958.*” The above comments were made by Phillip H. Carter and Paul Oberst, the architects who prepared the District Inventory and the updated Thornhill Heritage Conservation District Plan.

Staff noted the compatibility of the 1958 addition in terms of placement, scale and architectural detailing with the original heritage building make it an often-

used example shown by staff to applicants planning to add to similar heritage buildings.

Dr. Frank Glassow was part of the surgical team at the world-renowned Shouldice Hospital. He and his wife were responsible for adding the addition to the John Ramsden House, and were long-time residents and active members of the Thornhill community.

David Johnston, architect for the project and representing the applicant who was not present at the meeting due to family commitments, advised that the applicant does not agree with the recommendations of the Heritage Markham Committee regarding the retention and re-classification of the 1958 addition.

Responding to a question from a Committee member, the Senior Heritage Planner advised that a recommendation needs to be made by Heritage Markham Committee for consideration by the Development Services Committee on whether the cultural heritage features of the property should be amended to include the 1958 addition, and also to add the references to Dr. Glassow's contribution to the history of the property. These recommendations will then be forwarded by the Development Services Committee to Council for consideration, Council being the authority for making final decisions under the *Ontario Heritage Act*.

David Nesbitt, Chair advised that City of Markham Council has approved a new Procedural By-law limiting all deputations to five (5) minutes each, irrespective of whether the deputant is speaking as an individual or representing an organization.

Pam Birrell, representing the Society for the Preservation of Historic Thornhill (SPOHT), commended Heritage Markham Committee on not supporting the demolition of the 1958 addition to the John Ramsden House. She further expressed support to heritage staff in their recommendation that the John Ramsden House should be associated with Dr. Frank Glassow as a renowned hernia specialist and surgeon and his long illustrious career in Thornhill. She further expressed her hope that the 1958 addition would be included in the Class A classification.

Rob Armstrong, a local resident, addressed the Committee endorsing his support for the staff recommendation to amend the classification of the addition to match the original house.

Diane Berwick, a local resident addressed the Committee expressing her support for the previous deputants in recognizing Dr. Glassow's contribution to the Thornhill community.

Barry Nelson, a local resident addressed the Committee indicating his support for the previous deputants. He further suggested that the Committee consider adding the following clause to the recommendation: "and that, during detailed review, the

rediscovery of both the cultural as well as built heritage value of the 1958 addition, that it also be retained as a vital component of the “A” classification for the property”.

Joan Honsberger, a local resident addressed the Committee and provided additional historical information on the daughter of Dr. and Mrs. Glassow, who was a teacher at Thornhill Secondary and a swim teacher and coach at the Thornhill Swimming Pools and suggested that this history be added to the cultural relevance of the property. She further supported retaining the 1958 addition to the John Ramsden House, considering the history of the Glassow’s.

The Committee discussed at length the inclusion of the Glassow family’s contribution to the cultural and historical relevance to the character of the area, and the various reasons for amending the relevant sections in the Statement of Cultural Heritage Value or Interest of the property at 30 Colborne Street in Thornhill.

Heritage Markham Recommends:

That based on the design compatibility of the 1958 rear addition to the John Ramsden House at 30 Colborne Street in terms of placement, scale, form, materials and architectural details which gives the addition design or physical value, and its direct connection to the late Dr. Frank Glassow, internationally renowned hernia surgeon at the Shouldice Hospital, which gives the addition historical or associative value, as well as the fact that the addition has attained contextual value by maintaining and supporting the character of the area, Heritage Markham recommends that the Statement of Cultural Heritage Value or Interest be amended as indicated below:

- add to the end of paragraph 1 – “The Ramsden House is also associated with Dr. Frank Glassow, an internationally renowned hernia specialist who performed over 30,000 hernia operations during his long and illustrious career at the nearby Shouldice Hospital. Dr. Glassow and his wife purchased the property in the 1950s and sensitively expanded the habitable space while protecting the original heritage resource.”
- add to the end of paragraph 2 – “In 1958, an addition was added to the main house complementary in terms of placement, character, scale, form, materials and architectural details which helps define and maintain the historic character of the area.”
- add to Heritage Attributes – “the exterior features of the 1 ½ storey 1958 addition”; and,

That the purpose of adding the reference to Dr. Glassow and the 1958 addition to Statement of Cultural Heritage Value or Interest is to provide guidance to staff and Heritage Markham in making recommendations to property owners or Council on any proposed alterations and additions to the dwelling at 30 Colborne Street.

CARRIED

- 9. Committee of Adjustment Variance Application,
23 Washington Street, Markham
Proposed Second Storey Addition and Conversion to a Fourplex Dwelling
(16.11)**
File No: A/20.17
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Project Planner
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Heritage Markham Recommends:

That the Committee of Adjustment Variance Application (A/20/17) for 23 Washington Street, Markham for a proposed second storey addition and conversion to a fourplex dwelling not be considered at this time, as the applicant has withdrawn the application.

CARRIED

- 10. Request for Feedback,
2 Alexander Hunter Place, Markham Heritage Estates,
Cedar Shingle Substitute Proposal (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
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The Senior Heritage Planner reviewed a request for feedback from the Heritage Markham Committee for the proposed use of a cedar shingle substitute in the restoration of the dwelling at 2 Alexander Hunter Place, Markham Heritage Estates. He advised that the owner of the relocated James Brander House is in the process of developing a restoration plan and addition, however, a formal Site Plan Control application has not yet been submitted. In researching materials for the proposed restoration, the applicant is investigating the use of a cedar shingle substitute called *Enviroshake*. Samples of the material was provided to Committee members for review. The Senior Heritage Planner further advised that for restoration work in Markham Heritage Estates, applicants are required to restore exterior materials where missing or damaged with the same material as the original. Synthetic materials have not been approved for use in Markham Heritage Estates for any exterior restoration work (doors, windows, siding, roofing, etc.). A high standard of exterior restoration is required for all projects. Markham Heritage Estates is used to demonstrate “best practices” in heritage building restoration.

The Committee reviewed the supplied samples and discussed the recycled nature of the material. The Committee was unanimous in their decision to not support the use of non-traditional material in restoration work in the Markham Heritage Estates.

Heritage Markham Recommends:

That Heritage Markham advise the applicant that the use of synthetic wood shingles such as *Envioroshake* cannot be supported for reasons of authenticity required for exterior restoration work in Markham Heritage Estates.

CARRIED

**11. Committee of Adjustment Variance Application,
15 George Street, Markham Village,
Proposed Semi-Detached Dwellings (16.11)**

File No: A/19/17

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

The Senior Heritage Planner reviewed the Committee of Adjustment Variance Application for proposed semi-detached dwellings at 15 George Street, Markham Village. The applicant proposes to construct an additional dwelling unit to the north of the existing single detached dwelling, and join the two with an attached garage to create a semi-detached building form. A detached rear yard garage is proposed to be constructed to serve the southerly unit. The existing rear addition to the southerly unit will be removed and replaced by a larger, two storey rear addition.

The following variances will be required in order to accomplish this project:

- a) a minimum front yard setback of 1.5 metres whereas the By-law requires 25 feet.
- b) a minimum rear yard setback of 20.99 feet whereas the By-law requires 25 feet.
- c) a minimum side yard setback of 1.96 feet for a detached garage whereas the By-law requires 4 feet
- d) a minimum rear yard setback of 1.96 feet for a detached garage whereas the By-law requires 4 feet

Staff noted that Engineering staff are concerned that the reduced side yard and rear yard setbacks for the detached garage may have a negative impact on the drainage of the neighbouring properties, and recommends maintaining the 4-feet setback as required by the By-law, which will be beneficial for tree preservation on the south boundary of the property. There appears to be sufficient space to move the garage forward and slightly to the north to comply with the By-law requirement without affecting the basic plan layout for the dwellings. Urban Design will request a tree inventory and preservation plan as a condition of approval of the Minor Variance application.

There are no staff concerns with the requested variances for front yard and rear yard

setbacks for the dwellings. Many of the heritage dwellings on the street do not comply with the front yard setback, which is part of the character of the streetscape.

Mr. Russ Gregory, representing the applicant addressed the Committee in support of the proposal. He confirmed that each house would be 2600-2800 sq. ft. in size.

The Committee discussed the duplex, triplex and fourplex dwellings in the area. Committee also discussed the proximity of the proposed addition to the existing dwelling and maintaining the rear yard setback to comply with the By-law requirement. There was some discussion with respect to the correct indication of the front yard setback. Heritage staff agreed to check the drawings submitted with the application to confirm the requested setback. The requested front yard setback is 1.5 metres, based on the site plan.

The Committee also discussed the size and massing of the proposed new construction in its context with the existing dwellings in the neighbourhood.

Heritage Markham Recommends:

That Heritage Markham has no objection to the requested variances for front and rear yard setbacks for the proposed semi-detached dwellings from a heritage perspective, but does not support the requested variances for side and rear yard setbacks for the proposed detached garage based on the comments of the Engineering Department; and,

That Heritage Markham will provide further comments on the proposed semi-detached dwellings when a Site Plan Control Application is submitted.

CARRIED

12. Information,
Comprehensive Zoning By-law Project 2017,
Heritage Areas Zoning By-law Issues (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning reviewed in detail the meeting notes from the March 1, 2017, meeting of the Heritage Areas Zoning Issues Sub-Committee, that was distributed to the Heritage Committee at the meeting on March 8, 2017. The main components discussed were:

1. Review of the Heritage Areas Zoning Issues Sub-Committee mandate and the Comprehensive Zoning By-law project;
2. General issues of concern in all heritage conservation districts; and
3. Specific issues in each heritage district.

The Committee discussed in detail the various summary sheets prepared by heritage staff and suggested that the proposed amendments noted at this meeting be reviewed by the Heritage Areas Zoning Sub-Committee and comments from the Sub-Committee be considered by Heritage Markham Committee at its April meeting.

Heritage Markham Recommends:

That Heritage Markham receive the notes of the March 1, 2017, Heritage Areas Zoning Issues Sub-Committee meeting as information; and

That the Zoning By-law Review summary sheets with revisions from the March 8, 2017 meeting be referred to the Heritage Areas Zoning Issues Sub-Committee for further review, and comments from the Sub-Committee be brought forward for consideration at the April 12, 2017, Heritage Markham Committee meeting.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 10:00 PM.