

Heritage Markham Committee Meeting City of Markham

**January 11, 2017
Canada Room, Markham Civic Centre**

Members

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

Regrets

Zuzana Zila

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 # 8, 88 Main Street, Unionville 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 # 11, 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.

Councillor Valerie Burke disclosed an interest with respect to Item # 11, 30 Colborne Street 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.

1. Approval of Agenda (16.11)

- A) Addendum Agenda
- B) New Business from Committee Members/ Staff
 - 30 B Rouge Street, Markham Village
 - Hughes/Briarwood Farm
 - Infill Housing Issues

Heritage Markham Recommends:

That the January 11, 2017 Heritage Markham Committee agenda be approved, as amended.

CARRIED

**2. Minutes of the December 14, 2016
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 December 14, 2016 be received and adopted as amended:

Item 12 - That any application for a revised gate be reviewed by the Heritage Markham Committee.

CARRIED

**3. Heritage Markham Committee
2016 Review (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning advised the Committee that this item provides a review of the number and type of applications reviewed by the Committee as well as some interesting administrative facts during 2016.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

4. Proposed Deferral of Heritage Markham Election and Appointments (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham elections and appointments to committees for 2017 be deferred until after Markham Council appoints four new members.

CARRIED

5. Request for Feedback, Request for Preliminary Feedback from Heritage Markham Committee (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning explained that staff has received requests from applicants soliciting preliminary feedback from Heritage Markham Committee who are proposing additions to their residential dwelling or a new dwelling prior to submitting a formal application.

Council's current policy is that Heritage Markham is not permitted to provide feedback on any major development or redevelopment proposal until a formal planning application is submitted. Property owners are still allowed to seek feedback on proposed minor alterations in advance of formal applications.

The Committee is of the opinion that applicants should prepare their applications based on the information provided by Heritage staff with respect to the Heritage District Plan and various relevant City By-laws.

Heritage Markham Recommends:

That Heritage Markham Committee receive as information.

CARRIED

6. Heritage Day and Heritage Week 2017 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

It was suggested that going forward this item be listed on the November or December agenda in order to provide sufficient time for the Committee to consider options for celebrating Heritage Day and Week. The Committee elected not to undertake any Heritage Day/Week activity for 2017.

Heritage Markham Recommends:

That Heritage Markham receive the information on Heritage Day and Week 2017 as information; and,

That Heritage Markham supports the proclamation of Heritage Week in Markham (February 20-26, 2017) and the flying of the Prince of Wales Prize flag at the Markham Civic Centre for the week.

CARRIED

**7. Awards,
Ontario Volunteer Service Awards (2017)
Ministry of Citizenship & Immigration (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

David Nesbitt vacated the Chair for this item, as he is one of the named nominees for the Ontario Volunteer Service Awards (2017).

Templar Tsang-Trinaistich, Vice-Chair, assumed the Chair for this item.

Heritage Markham Recommends:

That Heritage Markham receive the information on the Ministry of Citizenship and Immigration - Ontario Volunteer Service Awards and that David Johnston and David Nesbitt be nominated for 5 years of continuous service.

CARRIED

**8. Heritage Permit Applications,
88 Main Street, Unionville,
8 Water Street, Markham Village,
10 Heritage Corners Lane, Markham Heritage Estates,
Delegated Approvals: Heritage Permits (16.11)**

File Nos: HE 16 149695

HE 16 150828

HE 16 149861

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston disclosed an interest with respect to Item # 8, 88 Main Street, Unionville, 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 Recommends:

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

CARRIED

- 9. Building or Sign Permit Applications,
7750 Bayview Avenue, Thornhill,
8 Chapel Place, Buttonville,
156 Main Street, Unionville,
157 Main Street, Unionville,
174 Main Street, Unionville,
214 Main Street North, Markham Village,
15 Peter Street, Markham Village,
40 Peter Street, Markham Village,
91 Main Street North, Markham Village,
10975 Woodbine Avenue, Victoria Square Area,
Delegated Approvals: Building and Sign Permits (16.11)**

File Nos: 16 149903 SP
16 140576 AL
16 138960 AL
16 140073 AL
16 150350 SP
16 138133 AL
16 138388 HP
16 150263 HP
16 150374 SP
16 154973 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

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

CARRIED

- 10. Correspondence (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Markham Historical Society: Remember Markham newsletter, Fall 2016 Edition.
- b) Berczy Settlers Gazette: December 2016 Edition.
- c) Request by Community Heritage Ontario to Host future Ontario Heritage Conferences.

CARRIED

**11. Site Plan Control Application,
30 Colborne Street,
New Revised Proposed Addition to a Heritage Dwelling and New Detached
Garage (16.11)**

File No: SC 16 114097

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

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

Councillor Valerie Burke disclosed an interest with respect to Item # 11, 30 Colborne Street 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.

The Senior Heritage Planner reviewed the history of this application for a proposed addition to a Heritage dwelling and new detached garage at 30 Colborne Street. He advised that this is the third submission since the initial Site Plan Control Application was made in June of 2016. In this new revised design, the heritage house remains as a 1 ½ storey building, and the existing 1 ½ storey rear addition, mainly dating from the late 1950s, is removed and replaced by a 2 storey rear addition in a similar architectural style but with different massing.

Although staff and Heritage Markham supported the second design for the proposed addition, which was a 1 storey addition which retained the 1950's addition but required variances, when Minor Variance Application A/142/16 was before the Committee of Adjustment at its October 19, 2016 meeting, the application was deferred. A number of residents spoke in opposition to this proposal. The property owners have since reconsidered their options, and have submitted a new revised design that does not need any variances.

Heritage staff has evaluated the site plan application against the Thornhill Heritage Conservation District Plan guidelines and are of the opinion that the new revised design generally complies with the District Plan.

David Johnston, Architect, and Ken Tai, Associate Architect for the project presented the new revised application by means of PowerPoint presentation slides that addressed in detail the Zoning By-law compliance, design, 3-D perspectives and street view.

Responding to a question from a Committee member, Mr. Ken Tai, Associate Architect for the project advised that the proposed heights of all ridges are lower than what is permitted by the Zoning By-law. It was confirmed that the height of the heritage building is 5.8m and the new addition is 8.4m.

Responding to a question from a Committee member, the Manager of Heritage Planning advised that the original component of the dwelling is a heritage resource in relation to the 1950's addition which is not identified as a heritage attribute in the statement of significance for this property.

Responding to a question from a Committee member, David Johnston, Architect for the project advised that the floor of the proposed dwelling has been raised by one step to address grading issues.

Diane Berwick addressed the Committee expressing her dissatisfaction with the loss of the 1950's addition which she believes has achieved heritage significance, in the Thornhill Heritage District. She also believes the proposed addition is large and will dominate the street.

Pam Birrell, President of the Society for the Preservation of Historic Thornhill (SPOHT) addressed the Committee reiterating SPOHT's support for preserving heritage properties in Thornhill, and cannot support the loss of the 1950's addition which is identified as an excellent example of a complementary addition.

Barry Nelson, a local resident, addressed the Committee with respect to a number of unanswered questions on the audit sheet and the need for the Architectural Review Subcommittee to address them. He also inquired whether the applicant had discussed the new proposed site plan application with their neighbours. He noted that during any construction, the site should be monitored to protect historic components (selective replacement if necessary).

Marion Matthias addressed the Committee and spoke in opposition to demolition and the proposed addition and alterations to the Heritage dwelling at 30 Colborne Street. Ms. Matthias spoke of the history of heritage preservation in Thornhill. She believes that any

modification to this pre-Confederation dwelling, and its complementary addition, will destroy the Thornhill Heritage Conservation District.

David Nesbitt, Chair advised that since David Johnston, architect for the project, is a member of the Heritage Markham Committee as per Heritage Markham policy, he will need to leave the room when the Committee discusses the application.

Committee members raised the following issues:

- Concerns with loss of the 1958 addition and its heritage status in the District Plan
- Scale of the proposed addition and its visibility especially from the east and west side (as opposed to immediately in front of the dwelling); and,
- Overall height in relation to the existing heritage dwelling

There was also support for the proposal from the perspective that it does not require any variances to the zoning by-law, it conforms with the Infill By-law as far as size, and it generally conforms with the guidelines of the District Plan.

Responding to questions with respect to reducing the height, Ken Tai, Associate Architect advised that the height could be potentially reduced.

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Pam Birrell, President of the Society for the Preservation of Historic Thornhill (SPOHT) dated January 11, 2017;
- b) Diane Berwick dated January 10, 2017;
- c) Valerie Tate dated January 11, 2017; and
- d) Luke Du dated January 11, 2017; and

That Heritage Markham refer the new, revised design for the proposed addition and new detached garage to the Architectural Review Sub-Committee for a detailed review, to report back to the main committee at the February 8, 2017 meeting, with a request that the roof height be reduced by 2 to 3 feet.

CARRIED

**12. Site Plan Control Application,
Committee of Adjustment Variance Application,
175 Main Street North, Markham Village,
Proposed Two Storey Addition (16.11)**

File Nos: SC 16 139339
A/199/16

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

The Heritage Planner explained the site plan control application and minor variance application for a 2 ½ storey single detached dwelling constructed in 1903 that is designated under Part V of the Ontario Heritage Act and classified as a Group A building that defines the heritage character of the district. The owner is proposing to construct a two storey addition including attached garages to the existing heritage dwelling and to use the building as a home occupation real estate business. The proposed addition requires the following two variances:

- a) A maximum building depth of 29.50 m, whereas the By-law permits a maximum building depth of 16.8 m; and
- b) A maximum net floor area ratio of 56%, whereas the By-law permits a maximum net floor area ratio of 45%.

The Heritage Planner further advised that the Main Street Markham Area Secondary Plan (OPA 108) permits properties in this section of Main Street North to be used for home occupations occupying up to 50% of the dwelling unit. The Home Occupation By-law allows 25% to be used, but this can be increased to 50% through a variance application, if required. The Secondary Plan and new Official Plan land use designation provides for properties to be converted to business offices and residential uses through a zoning amendment, and a few of the neighbouring historic homes have undergone this process. When converted from single detached residences to the C4 commercial zoning which permits business offices, the In-fill By-law, which only applies to single detached residences, no longer applies, and there are no maximum building depth or maximum net floor area ratio provisions in the applicable zoning By-law.

The Heritage Planner further advised that the proposed addition will require the removal of two sugar maple trees, one that is within the allowable built area of the property, and one along the southern property line. The City's Urban Design Section will be requiring either cash or replacement as compensation for the removal of these trees.

Mr. Russ Gregory, agent for the applicant provided the Committee with various calculations of the net floor area and also responded to the questions from the Committee with respect to the two sugar maple trees within the property that will be affected due to the proposed construction.

Heritage Markham Recommends:

That the deputation by Mr. Russ Gregory, agent for the applicant, be received;

That Heritage Markham has no objection to the design of the proposed addition to 175 Main Street North, or the variances requested to permit its construction from a heritage perspective;

That Heritage Markham supports a variance of up to 49% of the dwelling unit for Home Occupation uses; and

That final review of the site plan and variance applications be delegated to Heritage Section Staff provided that there are no further variances required, or significant changes to the design and site plan date stamped November 25, 2016; and,

That the applicant enter into a site plan agreement with the City containing the standard conditions regarding materials, colour, windows etc.; and further,

That the two impacted trees be protected as best as possible.

CARRIED

13. New Business

Demolition Permit Application

30 B Rouge Street, Markham Village (16.11)

File No. DP 16 136466

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

The Heritage Planner reviewed the demolition permit application of a 1 storey single detached dwelling constructed in 1967, which is designated under Part V of the Ontario Heritage Act and classified as a Group C building or buildings that do not reflect the heritage character of the district. The owner has submitted an application to demolish the existing house with the intention of replacing it with a new home designed in accordance with the policies and guidelines for new buildings contained in the Markham Village Heritage Conservation District Plan.

Heritage Markham Recommends:

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 30 B Rouge Street subject to the applicant obtaining Site Plan Approval from the City for a new detached dwelling, and that the new home design comply with the Residential Infill By-law.

CARRIED

14. New Business
Hughes/Briarwood Farm, 16th Avenue (16.11)

Councillor Don Hamilton advised of a recent break-in at the. Hughes/Briarwood Farmhouse on 16th Avenue. City By-law Enforcement staff visited the property where forced entry was made through a broken door and window.

The Senior Heritage Planner advised that the property owner has been informed to secure the property to avoid a demolition by neglect situation arising in the future. He further advised that By-law Enforcement is dealing with the property manager who has advised that the owner has secured the property.

The Manager of Heritage Planning advised that a review of the Property Standards By-law is expected to come before Council for consideration sometime in January/February of this year.

Heritage Markham Recommends:

That Heritage Markham Committee receive as information.

CARRIED

15. New Business
Infill Housing Issues (16.11)

Councillor Karen Rae advised of an email she received from a resident in Markham Village with respect to the injustices served against the heritage community as it relates to new infill housing. The Committee discussed options on how infill housing can be regulated in heritage districts. Staff also noted that this matter will be before the Heritage Committee later this year when the new Comprehensive Zoning By-law for the City is discussed.

Heritage Markham Recommends:

That consideration of this matter be deferred to the February Heritage Markham meeting.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 10:20 PM.