

Heritage Markham Committee Meeting City of Markham

**December 14, 2016
Canada Room, Markham Civic Centre**

Members

David Nesbitt, Chair
Templar Tsang-Trinaistich, Vice-Chair (6:55 p.m.)
Councillor Valerie Burke
Ian Darling
Ken Davis (6:55 p.m.)
Graham Dewar
Evelin Ellison
Anthony Farr (6:55 p.m.)
Councillor Don Hamilton (7:11 p.m.)
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 6:40 PM by asking for any disclosures of interest with respect to items on the agenda.

David Nesbitt disclosed an interest with respect to Item #5, 17 Union Street, Unionville, by nature of 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.

David Nesbitt disclosed an interest with respect to Item #5, 118 Main Street, Unionville, by nature of being the neighbour of the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Graham Dewar disclosed an interest with respect to Item #6, 36 Peter Street, Markham Village, by nature of being the contractor 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 #15, 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 #19, 9900 Markham Road, 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)

Heritage Markham Recommends:

That the December 14, 2016 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the November 9, 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 November 9, 2016 be received and adopted.

CARRIED

**3. Demolition Permit Application,
7926 Highway 7 East,
William Lott House**

File No: 16 149285 DP (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner reviewed the demolition permit application for a vacant structure on the property of an auto body shop. The property owner is not using the dwelling which is in an advanced deteriorated condition. The owner does not intend to repair the building for future use.

The Senior Heritage Planner advised that the William Lott House is one of a group of late 19th to 20th century buildings that contribute to the character of the hamlet of Locust Hill, and it is the first heritage building seen when travelling into Markham from the east on Highway 7. The former dwelling has not been occupied for over 20 years and has been in a deteriorated state for much of that time, with holes in the roof and broken windows. The kitchen wing has been removed in recent times, being the portion of the building in the poorest condition, particularly with respect to holes in the roof. In 1993, the building was evaluated and determined to be a Group 2 heritage building worthy of preservation. In view of the length of time from the original evaluation until the present time, and considering the present condition

of the building, a recent evaluation of the building again determined it to still be a Group 2 heritage building. The Markham Heritage Estates Study 2004 recommended on-site preservation and did not recommend eligibility for relocation to Markham Heritage Estates on the basis of the building's significance being connected with its context within Locust Hill.

The Heritage Markham Committee considered two options, either to deny the demolition permit application and address the condition of the building through the Property Standards By-law, or to not object to the demolition, subject to the owner agreeing to provide a Markham Remembered interpretive plaque at their own cost.

The Senior Heritage Planner advised the Committee that if the demolition permit application is not supported, a heritage recommendation will be needed to designate the property under the Ontario Heritage Act in order to preserve the building.

Mr. Enzo Fazzina, son-in-law of the owner of the property, and owner of the body shop on the property, addressed the Committee and advised that his father-in-law bought the property many years ago. He further advised that he does not have the funds to restore the property.

The Committee did not support the demolition permit application considering that the Markham Heritage Estates Study 2004 recommended on-site preservation and did not recommend eligibility for relocation to Markham Heritage Estates on the basis of the building's significance being connected with its context within Locust Hill.

Heritage Markham recommends:

That the deputation by Mr. Enzo Fazzina, son-in-law of the owner of the property, and owner of the body shop on the property, be received;

That the demolition permit application for 7926 Highway 7 East, William Lott House, not be supported;

That the dwelling at 7926 Highway 7 East, William Lott House be immediately secured and the windows be boarded to prevent deterioration;

That the dwelling at 7926 Highway 7 East, William Lott House be immediately photographed as a record of its current condition; and

That the property be designated under the Ontario Heritage Act.

CARRIED

**4. Request for Feedback,
11022 Kennedy Road,
Potential Relocation of Reverend Jenkins House to Markham Heritage Estates
(16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

The Heritage Planner reviewed a request for feedback for a potential relocation of the Reverend Jenkins House from its current location at 11022 Kennedy Road, Markham to the Markham Heritage Estates. The property is a 1½ storey Classic Revival frame house built in 1830 and designated under Part IV of the Ontario Heritage Act. He further advised that the house is in an advanced state of deterioration, the current owners have no immediate use for the building, there are safety issues, and redevelopment of the land is several years away. The current owners have been ordered to repair the building by the City's By-law Enforcement Department, but the building is not currently safe to work on. A Property Standards Order has been issued by the City requiring the owners of the property to hire an engineer to provide a report recommending remedial work and to repair all damage to the building. The current owners have signed a letter of intent with a party interested in relocating the Jenkins House to Markham Heritage Estates.

Mr. Sebastian Spataro, one of the owners of the property, addressed the Committee and advised the dates when the pictures of the property were taken.

Mr. Ruben de Leon, addressed the Committee and advised his desire to relocate the Reverend Jenkins house to the Markham Heritage Estates.

Committee members discussed how the building could be stabilized on site and whether severance of a small development lot was possible.

David Nesbitt, Chair, advised that correspondence dated December 8, 2016, with respect to Structural Condition Evaluation received from LEA Consulting Ltd., was circulated to the Committee by Heritage Staff.

Heritage Markham recommends:

That the deputations by Mr. Sebastian Spataro, one of the owners of the property and Mr. Reuben de Leon, the party interested in relocating the Reverend Jenkins House, be received;

That correspondence from LEA Consulting Ltd., Consulting Engineers & Planners, University Avenue, Toronto, dated December 8, 2016, with respect to Structural Condition Evaluation be received;

That Heritage Markham does not support the relocation of the Reverend Jenkins House from 11022 Kennedy Road to Markham Heritage Estates; and

That the owners, or representatives of the owners, take immediate action to protect and stabilize the building on-site.

CARRIED

**5. Heritage Permit Application,
2977 Sixteenth Avenue, Buttonville,
17 Union Street, Unionville,
118 Main Street, Unionville,
40 Peter Street, Markham Village,
123 Main Street, North Markham Village,
2 Fisher Court, Markham Village,
Delegated Approvals of Heritage Permits**

File Nos: HE 16 139401
HE 16 139785
HE 16 142431
HE 16 139622
HE 16 140164
HE 16 149570 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

David Nesbitt disclosed an interest with respect to Item #5, 17 Union Street, Unionville, by nature of 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.

David Nesbitt disclosed an interest with respect to Item #5, 118 Main Street, Unionville, by nature of being the neighbour 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

**6. Building and Sign Permit Application,
41 Deanbank Drive, Thornhill,
12 Station Lane, Unionville,
329 Main Street North, Markham Village,
55 Rouge Street, Markham Village,
36 Peter Street, Markham Village,
20 Main Street North, Markham Village,
41 Church Street, Markham Village,
162 Main Street North, Markham Village,**

**9400 Kennedy Road, Rural Area,
11528 Ninth Line, Rural Area,
7882 Highway 7, Locust Hill,
Delegated Approvals: Building, Demolition and Sign Permits**

File Nos: 16 140143 HP
16 139465 HP
15 176592 HP
16 125073 HP
16 135446 HP
16 138528 AL
16 137899 HP
16 139535 SP
16 141004 AL
16 139340 DP
16 139243 DP (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Graham Dewar disclosed an interest with respect to Item #6, 36 Peter Street, Markham Village, by nature of being the contractor 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 Building, Demolition and Sign permits approved by Heritage Section staff under the delegated approval process.

CARRIED

**7. Threatened Heritage Buildings,
Threatened Heritage Building Study (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive the report of the Architectural Review Sub-Committee for information purposes.

CARRIED

**8. Committee of Adjustment Variance Application,
28 Busch Avenue,
Beckett Farmhouse Garage Extension**

File No: A/183/16 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Punit, Committee of Adjustment

Heritage Markham Recommends:

That Heritage Markham has no objection to Minor Variance Application A/183/16 from a heritage perspective and delegates its review function to staff for any planning application required to implement the proposed garage extension provided the plans substantially conform to the drawings reviewed in the context of the Minor Variance application.

CARRIED

**9. Site Plan Control Application,
6750 Fourteenth Avenue, Box Grove Community,
Tomlinson-Gates House Relocation and Addition**

File No: SC 16 126600 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

Heritage Markham Recommends:

That Heritage Markham supports the site plan and elevations for the relocated Tomlinson-Gates House proposed to be relocated to 6750 Fourteenth Avenue subject to the applicant entering into a Site Plan Agreement including the standard clauses for materials, colours, etc.

CARRIED

**10. Committee of Adjustment Variance Application,
Consent Application,
1 Station Street, Markham Village,
Two New Dwellings with Detached Garages**

File Nos: A/181/16
A/182/16
B/25/16 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
R. Punit, Committee of Adjustment

The Senior Heritage Planner reviewed the Committee of Adjustment Variance application and consent application to sever an irregularly-shaped parcel into two building lots for two new, single detached dwellings with detached rear yard garages. A variance is required for minimum front yard setback to address the unique site conditions. The applicant is requesting a front yard setback of 2 feet, whereas the By-law requires 25 feet. Heritage Section staff note that the proposed lot areas of 4,230.25 square feet and 4,446.71 square feet do not meet the minimum lot area of 6,600 square feet.

The Committee discussed at length the consent application for 1 Station Street for two new dwellings with detached garages and is of the opinion that the severance application cannot be supported based on the minimum lot area deficiency.

Heritage Markham Recommends:

That Heritage Markham does not support Consent Application B/25/16 and Minor Variance Applications A/181/16 and A/182/16 from a heritage perspective.

CARRIED

**11. Committee of Adjustment Consent Application,
23 Water Street, Markham Village,
Lot Creation for Townhouses**

File No: B/22/16 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Lapenna, Planner II
R. Punit, Committee of Adjustment

Heritage Markham recommends:

That Heritage Markham Committee has no objection from a heritage perspective to the application for provisional consent to sever and convey new residential lots for 23 Water Street, Markham Village (File B/22/16).

CARRIED

**12. Heritage Permit Application,
149 John Street, Thornhill,
Driveway Entrance Gate - Update**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham recommends:

That Heritage Markham receive the update on 149 John Street as information.

CARRIED

**13. Demolition Permit Application,
27 Church Street, Markham Village,
Update**

File No: DP 16 135847
Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham recommends:

That Heritage Markham Committee receive as information.

CARRIED

- 14. Information,
158 Main Street, Unionville,
Unauthorized Alteration to Property: Update (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
C. Alexander, By-Law Enforcement
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Heritage Markham recommends:

That Heritage Markham Committee receive as information.

CARRIED

- 15. Heritage Permit Application,
88 Main Street, Unionville,
Proposed New Windows**
File No: HE 16 149695 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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David Johnston disclosed an interest with respect to Item #15, 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 the owner of 88 Main Street remove the new vinyl windows at 88 Main Street installed without the permission of the City, and replace them with new wooden or synthetic windows having the same method of operation and pane divisions of the original wooden windows, having either true divided lites or externally adhered muntin bars to the satisfaction of the Heritage Section staff; and,

That the owner of 88 Main Street either retain the remaining original wooden windows or replace them with new wooden or synthetic windows having the same method of operation and pane divisions of the original wooden windows, having either true divided lines or externally adhered muntin bars to the satisfaction of Heritage Section staff.

CARRIED

**16. Building or Sign Permit Application,
7 Joseph Street, Markham Village,
Proposed Carport/Covered Balcony**

File No: AL 16 140534 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

Heritage Markham recommends:

That Heritage Markham has no objection to the proposed carport/covered balcony at 7 Joseph Street from a heritage perspective provided that there are no significant changes to the design date stamped November 18th 2016, and that the exposed wood of the structure is finished in a paint colour that has been reviewed and approved by the City (Heritage Section) staff.

CARRIED

**17. Site Plan Control Application,
Committee of Adjustment Variance Application,
32 Washington Street, Markham Village,
Proposed Addition to an Existing Heritage Dwelling**

File Nos: SC 16 135286
A/188/16 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed rear addition to the existing heritage dwelling at 32 Washington Street, and the requested variances to the By-law required to recognize the existing site conditions and permit the construction of the addition, subject to the applicant obtaining Site Plan Approval for the addition; and,

That final review of the site plan control and variance applications be delegated to Heritage Section Staff, provided that there are no significant changes to the design date stamped November 14, 2016; and,

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

CARRIED

18. 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: November 2016 Issue - selected pages
- b) Ontario Ministry of Culture: Provincially-owner heritage properties and the Municipal Register
- c) Hon. Peter Van Loan: Private Member's Bill regarding heritage amendment to Income Tax Act
- d) National Trust for Canada, Launch Pad Program - Seeking donations

CARRIED

**19. Plan of Subdivision,
9900 Markham Road,
William Clarry House Condition Report**

File No: SU 14 130863 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston disclosed an interest with respect to Item #19, 9900 Markham Road, 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 the correspondence from CIM Development, Commerce Valley Drive West, Markham dated December 9, 2016, be received; and

That Heritage Markham recommends that given the findings of the LEA Consulting Ltd., Consulting Engineers & Planners, indicating that the William Clarry House can be restored, the Heritage Conditions of Draft Approval should continue to apply, requiring the heritage building to be restored as part of the development of 9900 Markham Road.

CARRIED

**20. Site Plan Control Application,
Committee of Adjustment Variance Application,
9 Rouge Street, Markham Village,
Proposed New Infill Dwelling**

File Nos: SC 16 138220
A/162/16 (16.11)

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

The Heritage Planner reviewed the site plan application and Committee of Adjustment Variance application for proposed new infill dwelling at 9 Rouge Street, Markham Village which was referred to the Architectural Review Sub-Committee to examine the proposed streetscape, the magnitude of the proposed variances and how they compare with recently constructed homes on Rouge Street. The Sub-Committee recommended that the net floor area ratio of the house not exceed 58% to be similar to the net floor area ratios of the neighbouring houses to the east, that the ridge of the roof be lowered, and the proposed western gable be revised to an earlier version with a slight projection from the wall. The members of the Sub-Committee also recommended an up-graded garage door design and for the garage doors to be painted a lighter colour.

Heritage Markham recommends:

That Heritage Markham has no objection to the design of the proposed new dwelling at 9 Rouge St. and the requested variance to permit a net floor area ratio of 58%; and,

That Heritage Markham has no comment on the other variances requested to permit the proposed new dwelling at 9 Rouge St.; and,

That final review of the site plan and variance application be delegated to Heritage Section staff, provided that there are no significant deviations to the design date stamped November 28, 2016; and further,

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

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 8:50 PM.