

# **Heritage Markham Committee Meeting City of Markham**

**October 12, 2016  
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 (8:36 p.m.)  
Anthony Farr  
Councillor Don Hamilton  
David Johnston  
Councillor Karen Rea

## **Regrets**

Julie Chapman  
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 7:22 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 # 4, 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 # 4, 30 Colborne Street, Thornhill, by nature of being the architect for the project 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, 124 Main Street by nature of being the contractor for 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 # 9, 42 George Street, Markham Village by nature of being the architect for 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, 29 Jerman Street, Markham Village by nature of being the architect for the project 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 # 13, 29 Jerman Street, by nature of being the contractor for 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) New Business from Committee Members

- I. Demolition Permit Application,  
38 John Street, Thornhill,  
Update on Proposed Demolition of Existing House &  
Proposed New Dwelling and Detached Garage

II. Administrative Issue - Members with Conflict of Interest

Heritage Markham Recommends:

That the agenda for the October 12, 2016, Heritage Markham Committee meeting be approved.

CARRIED

**2. Minutes of the September 14, 2016  
Heritage Markham Committee Meeting (16.11)**

Extract: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the minutes of the Heritage Markham Committee meeting held on September 14, 2016, be received and adopted.

CARRIED

**3. Budget Proposal**

**Heritage Markham Committee Budget 2017 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Blake, Senior Development Manager  
B. Karumanchery, Director, Planning & Urban Design

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Heritage Markham Recommends:

That Heritage Markham Committee endorses a Heritage Markham budget for 2017 in the amount of \$8,405.00; and,

That the Heritage Markham Committee budget for 2017 be forwarded to the Director of Planning and Urban Design (Development Services Commission) for consideration by Council.

CARRIED

**4. Site Plan Control Application**

**30 Colborne Street, Thornhill,**

**Revised Proposed Addition to a Heritage Dwelling and New Detached Garage**

File No: SC 16 114097  
A/142/16 (16.11)

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

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Councillor Valerie Burke disclosed an interest with respect to Item # 4, 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.

David Johnston disclosed an interest with respect to Item # 4, 30 Colborne Street, by nature of being the architect for 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, introduced the site plan control application for 30 Colborne Street, Thornhill and explained that the applicant has submitted a revision to the proposed addition to a heritage dwelling and a new detached garage. He further advised that this application has been considered by Heritage Markham Committee at previous meetings, and the revised application involves an application for minor variances for consideration by the Committee of Adjustment.

The Senior Heritage Planner explained the proposed minor variances:

- A maximum gross floor area of 3,350 square feet, whereas the By-law permits 3,000 square feet;
- A minimum west side yard setback of 0.60 metres for the one storey portion of the dwelling, which is the garage, whereas the By-law requires 1.2 metres;
- A minimum front yard setback of 13.45 feet, for the existing heritage house, whereas the By-law requires 27 feet; and
- A maximum building depth of 29.50 metres, whereas the By-law permits 16.8 metres.

David Johnston, architect for the project addressed the Committee and provided an overview of the elevations and further information on the revised site plan application. Mr. Johnson provided the following information:

- The length of the new addition is similar to the adjacent dwelling;
- The new garage will comply with the By-law;
- No trees will be removed and the driveway will remain in the same location;
- The new addition is recessed 18 feet from the main house;
- The 1958 addition will have its main floor raised to address the drainage issue but its roof will remain consistent.

Pam Birrell, Vice President of Society for Preservation of Historic Thornhill (SPOHT) addressed the Committee and spoke in opposition of the revised proposed site plan control application and variances.

Joan Honsberger and Rob Armstrong, local residents of Elgin Street, addressed the Committee and spoke in opposition of the revised proposed site plan control application. Mr. Armstrong was also speaking on behalf of Ward 1 South Thornhill Residents Inc. and indicated concern regarding the proposed sized of the dwelling.

Christine Nelson, resident of Colborne Street, addressed the Committee and spoke in opposition of the revised proposed site plan control application. She expressed concerns with respect to the lack of enforcement of the Heritage Conservation By-laws.

Marion Matthias, resident of Colborne Street, addressed the Committee and indicated that she was very pleased that the architect decided to retain the spruce tree that is currently in the property. She would like the barn boards to be used in the garage and that the second floor of the 1950 addition not be removed. She would also like the gross floor area not to exceed 3,000 square feet.

The Committee discussed and expressed concerns with respect to the revised proposed addition exceeding the 3,000 square feet gross floor area cap in the By-law as it applies to the Core Area of the Thornhill Heritage Conservation District.

David Johnston, architect for the project advised the Committee that the applicant was not willing to reduce the gross floor area to the 3,000 square feet cap.

Heritage staff advised that the variance application will be considered by the Committee of Adjustment at its meeting on October 19, 2016.

Heritage Markham Recommends:

That the correspondence from Diane Berwick in opposition to the Site Control Application and variances for the revised proposed addition to a heritage dwelling and new detached garage at 30 Colborne Street, Thornhill, be received;

That the following deputations, in opposition to the Site Control Application for the revised proposed addition to a heritage dwelling and new detached garage at 30 Colborne Street, Thornhill, be received:

1. Ms. Pam Birrell, Society for the Preservation of Historic Thornhill (SPOHT);
2. Ms. Joan Honsberger, Elgin Street;
3. Mr. Rob Armstrong, Eliza Street and Ward 1 South Thornhill Residents Inc;
4. Ms. Christine Nelson, Colborne Street; and
5. Ms. Marion Matthias, Colborne Street;

That Heritage Markham supports the design of the proposed addition and new detached garage for 30 Colborne subject to the owner entering into a Site Plan Agreement including materials, colours, etc.;

That the owner of the heritage dwelling at 30 Colborne Street, Thornhill enter into a Heritage Easement Agreement as a condition of development approval; and

That the appropriateness of the variances required to achieve the built form of the proposed addition and garage be considered by the Committee of Adjustment.

CARRIED

**5. Site Plan Control Application,  
4 Wismer Place, Markham Heritage Estates,  
Request for Release of Letter of Credit**

File No: SC 15 148172 (16.11)

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

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Heritage Markham Recommends:

That consideration of this matter be deferred to the November 2016, Heritage Markham Committee meeting.

CARRIED

**6. Building or Sign Permit Applications,  
8955 Woodbine Avenue, Buttonville,  
16 Eckardt Avenue, Unionville,  
4 Dryden Court, Markham Village,  
24 Rouge Street, Markham Village,  
147A Main Street, Unionville,  
156 Main Street, Unionville,  
124 Main Street, Unionville,  
14 Alexander Hunter Place, Markham Heritage Estates,  
16 Maple Street, Markham Village,  
Delegated Approvals of Building Permits**

File Nos: 14 132899 AL  
16 120481 HP  
16 111769 HP  
16 126198 HP  
16 134488 SP  
16 134486 SP  
16 133136 HP  
16 115339 HP  
16 121022 (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning

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Graham Dewar disclosed an interest with respect to Item #6, 124 Main Street by nature of being the contractor for 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 permits approved by Heritage Section staff under the delegated approval process.

CARRIED

**7. Heritage Permit Applications,  
158 Main Street, Unionville,  
3990 Fourteenth Avenue, Milliken,  
527 William Forster Road, Cornell Rouge,  
15 Euclid Street, Unionville,  
9 Station Lane, Unionville,  
Delegated Approvals of Heritage Permits**

File Nos: HE 16 133435  
HE 16 135528  
HE 16 134893  
HE 16 134484  
HE 16 133930 (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

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

CARRIED

**8. Committee of Adjustment Variance Application,  
248 Main Street North, Markham Village,  
Increase to Size of Home Occupation**

File No: A/149/16 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Punit, Committee of Adjustment

Heritage Markham Recommends:

That Heritage Markham Committee has no objection from a heritage perspective (File A/149/16).

CARRIED

**9. Site Plan Control Application,  
42 George Street, Markham Village,  
Revised Site Plan and Elevations**

File No: SC 16 133499 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Project Planner

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David Johnston disclosed an interest with respect to Item # 9, 42 George Street, Markham Village by nature of being the architect for 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 on the basis of previous discussions with staff and Heritage Markham concerning this development concept for 42 George Street, and that the plans submitted with the Site Plan Control application match those previously reviewed as conceptual plans, Heritage Markham supports the proposed development from a heritage perspective subject to the owner revising the design of the side windows of the 1940s portion of the house to have pane divisions with muntin bars that coordinate with the style of the front windows; and,

That the owner entering into a Site Plan Agreement including materials, colours, etc.

CARRIED

**10. Site Plan Control Application,  
101 YMCA Boulevard,  
YMCA Parking Lot Expansion**

File No: SC 16 173239 (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
D. Brutto, Project Planner

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Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective.

CARRIED



**11. Correspondence - October 2016 (16.11)**

Extract: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Ontario Heritage Trust: Heritage Matters Newsletter, September 2016 Issue
- b) Nation Trust for Canada: Heritage Magazine, Fall 2016 Issue
- c) Ontario Heritage Trust: Heritage Register - Privacy Protection Guidelines

CARRIED

**12. Site Plan Control Application,  
9 Eckardt Avenue, Unionville,  
Proposed Addition to a Heritage House**

File No: SC 16 106959 (16.11)

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

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The Senior Heritage Planner explained the site plan control application for a proposed addition to the heritage house at 9 Eckardt Avenue, Unionville. This matter was previously considered by Heritage Markham at its September meeting and was referred to the Architectural Review Sub-Committee. He advised that the Sub-committee had a variety of suggestions, the most significant being that the garage entrance be from the east side rather than from the front and that the larger addition should be reconfigured into smaller components. He further advised that the Sub-Committee requested that a streetscape drawn to scale be provided by the applicant to illustrate how the addition will relate to the scale of the neighbouring dwellings.

Representatives of the application were not present at the October 12 meeting of Heritage Markham at the time when this item came up, having left the meeting earlier.

The Senior Heritage Planner advised that the applicant has responded to most of the requests made by the Heritage Markham Committee, however the driveway design has to be reconfigured to comply with the by-law. He further advised that the applicant does not wish to reduce the volume of the dwelling.

Heritage Markham Recommends:

That Heritage Markham receive the information on the site plan control application for the proposed addition to the heritage house at 9 Eckardt Avenue; and,

That this matter be deferred to the November Heritage Markham Committee meeting for consideration.

CARRIED

**13. Site Plan Control Application,  
29 Jerman Street, Markham Village,  
Request to Change Approved Elevation**

File No: SC 16 168575 (16.11)

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

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David Johnston disclosed an interest with respect to Item # 13, 29 Jerman Street, Markham Village by nature of being the architect for the project 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 # 13, 29 Jerman Street, by nature of being the contractor for 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 introduced the item and advised that the owners intend to install a Craftsman style entrance door on the south side of the addition, which is of a different design than what is shown in the approved elevations.

Marie Croutch, owner of the property addressed the Committee and explained, using photographs, their proposal for the revised door design. The reasons for selecting this type of door are to provide light and security. She indicated the door had limited visibility from the street.

The Committee discussed concerns about people approaching Heritage Markham seeking variances on heritage homes after approval has been obtained. Members were not in favour of approving the applicant's request. Two alternative door designs compatible with the building's architectural style were suggested.

Heritage Markham Recommends:

That Heritage Markham recommends the applicant use one of the traditional 19<sup>th</sup> century style wood doors with glazing for the south side entrance door, provided that all other details on the heritage house and addition are constructed as shown in the approved elevation and in accordance with conditions of the Site Plan Agreement.

CARRIED

**14. Site Plan Control Application,  
Zoning By-law Amendment Application,  
180 Main Street North, Markham Village,  
Proposed Rear Addition to Existing Heritage Swelling and Parking Lot Layout**

File Nos:       ZA 15 109007  
                  SC 15 109007       (16.11)  
Extracts:       R. Hutcheson, Manager of Heritage Planning  
                  P. Wokral, Heritage Planner

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The Heritage Planner explained the zoning amendment and site plan control application to rezone the property to permit professional office, a number of residential uses, restaurant uses, as well, approval for proposed rear addition to the existing heritage dwelling and new parking lot. He further advised the rezoning application will be considered by the Development Services Committee on October 24, 2016. Staff has recommended the removal of certain parking spaces to preserve trees and to retain the existing driveway and to preserve front yard green space.

Committee discussed the various issues with respect to parking, volume of proposed development of the property, parking spaces, new paving, and the impact to the trees on the property. Committee was supportive of staff recommendation.

Heritage Markham Recommends:

That Heritage Markham supports the following recommendations regarding the proposed site plan of 180 Main St. N.:

- Retention of the existing residential driveway leading to the garage in order to eliminate the need for new paving directly in front of the existing heritage house;
- The elimination of two of the proposed parking spaces (numbered 17 and 18) and repositioning of the remaining parking spaces so they are perpendicular to the front of the existing garage and not forward of the front wall of the house;
- The elimination of another two proposed parking spaces (3 and 4 ) to help protect the root zone of a significant Black Walnut tree, and to allow the parking spaces identified as 1 and 2 to be shifted a half space into the yard and away from Main Street.
- Removal of one parking space adjacent to the existing Bur Oak tree along the western property line; and,

That the applicant provide Heritage Markham with further information on the design of the new addition; and further,

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

CARRIED

**15. Site Plan Control Application,  
Zoning By-law Amendment Application,  
Official Plan Amendment Application,  
Plan of Subdivision,  
Plan of Condominium,  
7 Town Crier Lane, Markham Village,  
Proposed Residential Infill Development**

File Nos.	SC 16 175583
	ZA 16 175583
	OP 16 175583
	SU 16 175583
	CU 16 175583 (16.11)
Extracts:	R. Hutcheson, Manager of Heritage Planning
	P. Wokral, Project Planner
	S. Corr, Planner – East District
	S. Campbell, Manager - East District

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The Manager of Heritage Planning explained the proposed residential infill development at 7 Town Crier Lane in Markham Village. He advised the Committee of the various concerns raised at the community information meeting held on September 29, 2016, when approximately 70 people attended. He summarized the issues raised by heritage staff as follows that would need further analysis and discussion by the Heritage Markham Committee:

- Proposed loss of the former Markham Dairy building;
- Proposed lot frontage and distance between buildings;
- Proposed lot sizes;
- Size of new dwellings in comparison with neighbourhood dwellings;
- Building design issues related to guidance provided in the Markham Village Heritage Conservation District Plan relative to massing, height, garage placement, style and materials;
- Trees; and
- Desirability of an entrance feature.

The Manager of Heritage Planning advised Heritage Markham Committee that a statutory public hearing will be held on this matter in November 2016.

John Zipay, consultant for the applicant addressed the Committee and advised that the applicant would prefer to receive comments from the various City departments, including Heritage Markham Committee prior to the statutory public hearing scheduled to be held in November 2016.

Heritage Markham Recommends:

That Heritage Markham provides the following comments from a heritage perspective on the applications to permit the redevelopment of 7 Town Crier Lane:

Former Dairy Building

- support the preservation and restoration of the building on-site
- no support for demolition
- secure a Heritage Easement Agreement as a condition of development approval

Side Yard Setbacks

- the proposed side yard setbacks are out of character with the adjacent residential neighbourhood, may pose problems for building maintenance and drainage, and do not seem appropriate for the larger scale of the proposed dwellings.
- typically dwellings in the heritage conservation district have larger spaces between dwellings
- at minimum, the required side yard setbacks of the Infill By-law should be maintained.

Lot Sizes

- proposed lot sizes comply with the zoning by-law (with the exception of Lot 2) and are generally consistent with lots in the general area

Size of Dwellings

- in relation to neighbouring dwellings, the proposed dwellings are large and not in character with the historic building stock or newer modern infill housing in the heritage conservation district.
- massing, proportions and size of dwellings should be generally compatibility with dwellings in the heritage conservation district – average size in immediate area is approximately 2,200 sq ft
- at minimum, dwellings should comply with sizes permitted by the Infill Zoning By-law Floor Area Ratio (FAR) of 45%

Building Design Issues

- any proposed new building should be designed such that it adds to the overall heritage character of the district—form, height, shape and details such as windows, doors and colour should complement surrounding “A” class buildings as much as possible.
- windows should generally follow the proportions of heritage type buildings
- colours- traditional brick colours, traditional paint colours

- design of dwelling for Lot 1 should be complementary with the heritage resource located at 1 Town Crier Lane from a height, massing and design perspective, and not negatively impact the heritage resource including its attributes.
- **Architectural Style** – the proposed style is not representative of typical architectural styles commonly found in Markham Village. Once an appropriate style is selected for this development, the design elements should remain consistent for that style and the buildings not be overly decorated (simplification of design elements to reflect local examples). Also the elimination of stone veneers other than as a foundation treatment.
- **Building Height** - proposed roofs appear out of scale and character with surrounding homes. Modify these roofs to be more reflective of the traditional roof forms found in the Markham Village Heritage District
- **Garage Placement** – consider detached rear garages or locating the attached garage further back from the front façade (subservient to the main dwelling)

Trees

- retain as much mature vegetation as possible as these features are important and support the heritage character of the heritage conservation district.
- reintroduce trees and vegetation as part of the new development

Entrance Feature

- an entrance feature is not supported as it is not characteristic of Markham Village

CARRIED

**16. Request for Feedback**

**Process to Expand the Thornhill Heritage Conservation District - Northern Portion of Ladies' Golf Club of Toronto (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Blake, Senior Development Manager  
B. Karumanchery, Director, Planning & Urban Design

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The Manager of Heritage Planning explained the process which would be required to consider the expansion of the Thornhill Heritage Conservation District for the Northern portion of the Ladies' Golf Club of Toronto.

Heritage Markham Recommends:

That Heritage Markham receive the staff memo on the process that would be required to explore the expansion of the Thornhill Heritage Conservation District - Northern Portion of the Ladies' Golf Club of Toronto, as information.

CARRIED

**17. Request for Feedback  
Process to Expand the Markham Village Heritage Conservation District -  
Northern Section of Peter Street (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
R. Blake, Senior Development Manager  
B. Karumanchery, Director, Planning & Urban Design

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The Manager of Heritage Planning explained the process which would be required to consider the expansion of the Markham Village Heritage Conservation District for the Northern section of the Peter Street.

Heritage Markham Recommends:

That Heritage Markham receive the staff memo on the process to expand the Markham Village Heritage Conservation District - North Section of Peter Street, as information.

CARRIED

**18. Markham Heritage Estates,  
Markham Threatened Heritage Buildings Study,  
Options for the Future (16.11)**

Extract: R. Hutcheson, Manager of Heritage Planning

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Heritage Markham Recommends:

That Heritage Markham refer this matter to a special Architectural Review Sub-Committee meeting to allow those members interested in the topic to hear the presentation and have a full discussion.

CARRIED

- 19. New Business**  
**38 John Street, Thornhill**  
**Proposed Demolition of Existing House &**  
**Proposed New Dwelling and Detached Garage (16.11)**  
File No. DP 16 115753  
Extract: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner

The Manager of Heritage Planning advised Heritage Markham Committee of the number of times this matter was considered by Heritage Markham Committee, Development Services Committee and Council. He further advised that this matter will be considered again by Council at its meeting on October 17, 2016 as the owner was not agreeable to retaining the existing dwelling and wishes to proceed with demolition.

Heritage Markham Recommends:

That Heritage Markham receive the information on the proposed demolition of the existing house and the proposed development of a new dwelling and detached garage at 38 John Street, Thornhill.

CARRIED

- 20. New Business**  
**Conflict of Interest / Pecuniary Interest**  
**Heritage Markham Members Presenting Before the Committee (16.11)**  
Extract: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning explained the contents of a Memorandum with respect to an existing policy concerning Heritage Markham Committee members' conduct when employment conflicts arise, copies of which were distributed to the Committee members at the meeting. He further advised this matter is being investigated by the Clerks Department in consultation with the City's Legal Department.

The Committee discussed issues with respect to committee members having to disclose a conflict of interest in an item that they may be directly involved in their professional capacity.

Heritage Markham Recommends:

That Heritage Markham Committee receive as information.

CARRIED



**Adjournment**

The Heritage Markham Committee meeting adjourned at 11:17 PM.