

**Heritage Markham Committee Meeting
City of Markham**

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

Members

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

Regrets

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 7:28 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 # 3, 30 Colborne Street, Thornhill by nature that her home is adjacent to the subject property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Anthony Farr disclosed an interest with respect to Item # 5, 34 Colborne Street, Thornhill by nature that he is the homeowner, 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 #3, 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.

David Johnston disclosed an interest with respect to Item #5 and Item #17, 49 Church Street, Markham 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 #6, 2 Station Lane, Unionville 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.

1. Approval of Agenda (16.11)

- A) Addendum Agenda
- B) New Business from Committee Members

Heritage Markham Recommends:

That the September 14, 2016 Heritage Markham Committee agenda be approved and items of new business from Councillor Karen Rea and Councillor Valerie Burke be considered.

Carried

**2. Minutes of the August 10, 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 August 10, 2016 be received and adopted.

Carried

**3. Site Plan Control Application,
30 Colborne Street, Thornhill,
Alterations and Additions to a Heritage House**

File No: SC 16 114097 (16.11)
Extract: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner

Councillor Valerie Burke disclosed an interest with respect to Item # 3, 30 Colborne Street, Thornhill by nature that her home is adjacent to the subject 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 #3, 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.

David Johnston disclosed an interest with respect to Item #3, 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.

George Duncan, Senior Heritage Planner addressed the Committee and provided some opening comments relative to the proposed site plan control application for 30 Colborne Street, Thornhill. It was noted that some variances will be required to achieve the proposed plan.

Kelvin Lo from David Johnston Architect Ltd. addressed the Committee and presented streetscape elevations and further information on the site plan control application.

There was discussion regarding whether the proposed garage square footage could be reduced to 450 square feet to try and save the spruce tree. Mr. Lo advised that a garage needs to be 500 square feet to permit a two car tandem garage, and if moved forward would impact other trees.

The Committee inquired about the height of the proposed garage and new addition. It was noted that the proposed addition will be approximately 5 feet lower than the existing house.

Diane Berwick, Thornhill resident, addressed the Committee regarding the proposed site plan control application for 30 Colborne Street, Thornhill and stated some concerns. She believes that the Heritage Conservation District Plan should be followed and exceptions to the plan should not be considered.

Ricardo Mashregi, on behalf of the Trees and Residents for Urban Environments addressed the Committee with respect to the proposed site plan control application and spoke in opposition. He believes that the mature trees on the property should be preserved.

Ricardo Mashregi addressed the Committee as a resident and stated concerns about Committee members who represent applications on the Heritage agenda.

Marion Matthias, Thornhill resident, addressed the Committee with respect to proposed site plan control application and spoke in opposition. She would like to see the trees preserved; a smaller square footage for the proposed addition and no removal of the second floor of any part of the existing dwelling.

Barry Nelson, on behalf of the Society for Preservation of Historic Thornhill (SPOT) addressed the Committee regarding the proposed site plan control application and spoke in opposition.

The Committee discussed and stated concerns with the proposed addition exceeding the 3,000 square foot gross floor area cap in the By-law as it applies to the Core Area of the Thornhill Heritage Conservation District. There was discussion regarding whether the application should be deferred to permit staff to continue to work with the applicant and try to maintain a total square footage of 3,000 square feet for the proposed addition.

The applicant addressed the Committee and advised that the floor of the existing rear addition must be raised to address grading issues. He further indicated that he will be amendable to building a one car garage to avoid the removal of the spruce tree, and help move the process along.

Staff indicated that any variance application would likely be before the Committee in October.

Heritage Markham Recommends:

That the written correspondences in opposition to the application for 30 Colborne Street from Ken and Daila Webster; Diane Berwick; Joe and Diane Ricciuti and Rob Armstrong be received; and,

That Heritage Markham receive the revised site plan control application for 30 Colborne Street, Thornhill, alterations and additions to a Heritage House; and

That Heritage Markham supports the scale and massing of the proposed one storey addition; and,

That Heritage Markham supports a detached garage of a reduced size and in a location that would avoid the removal of the two large mature Norway Spruce trees on the west side of the property; and further,

That the application be returned to the October meeting with additional details.

Carried

**4. Building or Sign Permit Application,
14 Alexander Hunter Place, Markham Heritage Estates,
Revised Design for a Rear Deck**

File No: HP 16 115339 (16.11)
Extract: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner

George Duncan, Senior Heritage Planner addressed the Committee and provided some background information regarding the proposed design for a rear deck at 14 Alexander Hunter Place, Markham Heritage Estates.

The applicant addressed the Committee and presented the original proposal and the amended proposal that would have a raised deck that would not be as visible from the street. He also presented some Heritage homes in his neighborhood with raised decks and inquired how these individuals were permitted to install a raised deck within Heritage Estates.

Staff pointed out that decks are sometimes supported in Heritage Estates depending on visibility, however on corner lots the visibility from street becomes an issue.

Heritage Markham Recommends:

That Heritage Markham supports the revised deck proposal with landscape screening; subject to the east railing lining up with the side of the house, and the use of a traditional railing design.

Carried

**5. Heritage Permit Applications,
34 Colborne Street, Thornhill,
146 John Street, Thornhill,
56 Nelson Street, Markham Village,
49 Church Street, Markham Village,
8 Wismer Place, Markham Heritage Estates,
Delegated Approvals: Heritage Permits**

File Nos: HE 16 129064
HE 16 129550
HE 16 129035
HE 16 129422
HE 16 129033 (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning

Anthony Farr disclosed an interest with respect to Item # 5, 34 Colborne Street, Thornhill by nature that he is the homeowner, 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 #5, 49 Church Street, Markham 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 Heritage Markham receive the information on heritage permits approved by Heritage Section staff under the delegated approval process.

Carried

**6. Building or Sign Permit Applications,
147A Main Street, Unionville,
2 Station Lane, Unionville,
4 Peter Street, Markham Village,
27 Princess Street, Markham Village,
16 Gleason Avenue, Markham Village,
20 Main Street North, Markham Village,
201 Main Street North, Markham Village,
527 William Forster Road, Cornell Rouge,
Delegated Approvals: Building Permits**

File Nos. 16 119269 AL
 16 131059 AL
 16 128185 HP
 16 129365 HP
 16 131334 HP
 16 131339 AL
 16 131472 NH
 16 129523 HP (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning

David Johnston disclosed an interests with respect to Item #6, 2 Station Lane, Unionville 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 Heritage Markham receive the information on building permits approved by Heritage Section staff under the delegated approval process.

Carried

**7. Application for Plan of Condominium, Residential,
6330 Sixteenth Avenue,
Reesor-Grove Farmhouse Star Grande Custom Homes Corp.**

File No: CU 16 129131 (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning
 S. Muradali, Project Planner

Heritage Markham Recommends:

That Heritage Markham has no comment on the Application for Plan of Condominium for 6330 Sixteenth Avenue.

Carried

**8. Zoning By-law Amendment Application
Plan of Subdivision**

**5933 Fourteenth Avenue,
George R. Cowie House**

File No. ZA 16 130764
 SU 16 130764 (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning
 S. Muradali, Project Planner

Heritage Markham Recommends:

That Heritage Markham recommends that in the context of the Application for Subdivision and Application for Zoning Amendment affecting 5933 Fourteenth Avenue, that George R. Cowie House be preserved and retained on its original site in an appropriate adaptive-re-use; and,

That the standard heritage conditions, including the requirement for a Heritage Easement Agreement, be included in the Conditions of Draft Approval and Subdivision Agreement.

Carried

**9. Information –
Heritage Letters of Credit (16.11)**

Extract: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham Committee supports the recommended changes to the Heritage Letter of Credit amounts.

Carried

**10. Events -
Doors Open Markham Committee
Minutes August 24, 2016 (16.11)**

Extract: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive as information.

Carried

**11. Unauthorized Alterations to Property,
158 Main Street, Unionville,
Window Replacement (16.11)**

Extract: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive as information.

Carried

**12. Site Plan Control Application,
40 Peter Street, Markham Village,
Proposed Rear Addition to Existing Heritage Dwelling**

File No. SC 16 117837 (16.11)

Extract: 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 dwelling at 40 Peter St. from a heritage perspective, provided that the following revisions are made to the drawings date stamped July 29, 2016.

- That the underlying siding of the existing heritage house be re-exposed and restored rather than covered or replaced by new wooden board and batten siding;
- That the existing front door be retained, if it is of heritage value, and that it be replaced with a historically appropriate new door if it is not.
- That windows of the addition be revised to one over one single or double hung windows; and,

That final review of the proposed addition be delegated to Heritage Section staff; and,

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

That if any variances to the Zoning By-law are required, the application be brought back to the Heritage Markham Committee.

Carried

13. Correspondence – September 2016 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Ontario Heritage Trust: Young Heritage Leaders and Lieutenant Governor's Heritage Awards.
- b) City of Vaughan: Public Notice re: 19 Centre Street, Thornhill.
- c) Richmond Hill Public Library: Archaeology in York Region lecture series.

Carried

**14. Committee of Adjustment Consent Application,
7186 Eleventh Concession Road,
Application to Sever to Create New Lots**

File Nos. B/15/16
B/16/16 (16.11)
Extract: R. Hutcheson, Manager of Heritage Planning
S. Corr, Planner East District
R. Punit, Committee of Adjustment

Regan Hutcheson, Manager of Heritage Planning addressed the Committee and summarized the details outlined in the memo.

The applicant addressed the Committee and confirmed that they accept the staff recommendation.

Heritage Markham Recommends:

That Heritage Markham Committee recommends that as a condition of approval of the proposed severance applications, the property at **7186 11th Concession Road** be designated pursuant to Part IV of the **Ontario Heritage Act** and that the owner enter into a Heritage Conservation Easement with the City of Markham.

Carried

**15. Committee of Adjustment Variance Application,
11 Heritage Corners Lane,
Detached Garage with Storage Loft**

File No. A/126/16 (16.11)

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

George Duncan, Senior Heritage Planner addressed the Committee and summarized the details outlined in the memo. Staff pointed out that this application has been approved by Committee of Adjustment, subject to conditions, one of which was Heritage Markham's support.

There was discussion regarding the proposed variance and whether the height can be reduced further.

Heritage Markham Recommends:

That Heritage Markham supports the design of the proposed detached garage with storage loft above for 11 Heritage Corners Lane and the requested variances to implement the design; and,

That subject to the design of the garage substantially matching the design submitted with the Minor Variance application, Heritage Markham delegates its review function of the Site Plan Control application to Heritage Section staff.

Carried

**16. Site Plan Control Application,
Zoning By-law Amendment Application,
Official Plan Amendment Application,
Plan of Subdivision,
Common Element 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)
Extract:	R. Hutcheson, Manager of Heritage Planning	
	S. Corr, Planner – East District	
	P. Wokral, Heritage Planner	

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

There was discussion regarding the importance of preserving Class A Heritage dwellings and ensuring that they are not relocated.

Nancy Simpson, Markham resident, addressed the Committee regarding the proposed applications and spoke in opposition. She is suggesting that the applicant reconsider plans that are more fitting with the existing neighbourhood.

The Committee stated many concerns with the proposed application and believe it does not comply with any of the policy or design requirement of the Heritage District Plan.

The Ward Councillor advised that she is holding a community meeting to obtain input from the residents. It was suggested that the Architectural Review Sub-Committee of Heritage Markham hold their meeting following the community meeting. Staff pointed out that the input from the Architectural Review Sub-committee, and Heritage Markham Committee will be beneficial for the statutory public meeting.

There was discussion regarding whether the Architectural Review Sub-committee should hold a meeting to even consider the current proposals. Staff suggested that the Architectural Sub-committee could help scope issues rather than deferring all the issues to the next meeting.

Heritage Markham Recommends:

That the written correspondence in opposition to the proposals for 7 Town Crier Lane, Markham Village, from Grant McBain, be received; and,

THAT the applications to permit the redevelopment of 7 Town Crier Lane **be received and deferred to the October Heritage meeting.**

Carried

**17. Committee of Adjustment Variance Application,
49 Church Street,
Increase to Building Depth – Proposed Addition**

File No. A/140/16
Extract: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
P. Wokral, Heritage Planner
R. Punit, Committee of Adjustment

David Johnston disclosed an interest with respect to Item #17, 49 Church Street, Markham 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 Staff distributed materials relative to the Committee of Adjustment variance application for 49 Church Street.

Peter Wokral, Heritage Planner addressed the Committee advising that staff do not have a site plan application at this time, but are obliged to respond to the variance application. Staff indicated that they are in support of the variance application.

The Committee inquired about the existing pool and hot tub on the property.

Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective to the requested variance to permit a maximum building depth of 21.6 m provided that the applicant obtain Site Plan Approval for the proposed rear addition to the existing heritage dwelling at 49 Church Street.

Carried

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

File No. SC 16 106959

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

George Duncan, Senior Heritage Planner addressed the Committee and summarized the details outlined in the memo including further modifications to the proposal requested by staff. It was noted that Unionville does not have an infill by-law. Staff advised that there are no variances required, but the driveway does not meet the zoning requirements.

The Committee inquired whether the peak roof treatment on the addition could be replaced with a roof shape similar to the existing dwelling. Staff advised that a hip roof would be possible.

There was discussion regarding changing the proposal to only one entrance and whether the introduction of a wrap around porch was appropriate. The Committee suggested that the proposed massing should be made smaller as it did not comply with policies and guidelines in the Heritage District Plan. The Committee expressed concerns with respect to the impact of this large house in adjacent properties, and the heritage character of the village.

Staff pointed out that in many respects this proposal complies with the District Plan.

Heritage Markham Recommends:

That the application for the proposed addition to the heritage dwelling at 9 Eckardt Avenue be referred to the Architectural Review Sub-committee.

Carried

**19. New Business
Ladies Golf Club of Toronto
7858 Yonge Street, Markham, Ontario**

Councillor Valerie Burke is proposing that the northern portion of the Ladies Golf Club of Toronto in Thornhill be considered for inclusion to the Heritage District, and requested that Heritage Staff report back to the Heritage Committee.

Heritage Markham Recommends:

That Heritage staff be requested to report back to the Heritage Committee regarding whether the northern portion of the Ladies Golf Club of Toronto in Thornhill, Markham can be added to the Heritage District Area.

Carried

20. New Business
Heritage Districts
Peter Street

Councillor Karen Rea requested that staff report back on whether the north portion of Peter Street could be considered for inclusion in the Markham Village Heritage District area.

Heritage Markham recommends:

That Heritage staff report back on whether the north portion of Peter Street can be included as part of the Markham Village Heritage District area.

Carried

Adjournment

The Heritage Markham Committee meeting adjourned at 10:55 PM.