

Heritage Markham Committee Meeting City of Markham

June 8, 2016

Canada Room, Markham Civic Centre

Members

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

Regrets

Evelin Ellison
Ken Davis
Zuzana Zila

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, Senior Heritage Planner
Peter Wokral, Heritage Planner
John Britto, Committee Secretary
Kitty Bavington, Council/Committee Coordinator

New Staff

The Committee welcomed John Britto, who will be taking over as the Committee Clerk.

David Nesbitt, Chair, convened the meeting at 7:22 PM by asking for any disclosures of interest with respect to items on the agenda.

David Johnston disclosed an interest with respect to Item # 4 for 24 Church 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.

David Johnston disclosed an interest with respect to Item # 5 for 49 Church 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.

Graham Dewar disclosed an interest with respect to Item # 5 for 49 Church Street, by nature of his company being the builder 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 # 8 for 24 Church 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.

1. Approval of Agenda (16.11)

New Business From Committee Members

- Main Street Unionville Community Vision Plan
- 6 Eileen Lewis Crt.
- Cultural Heritage Landscapes
- Heritage Markham Recommendations
- Committee Clerk

Heritage Markham Recommends:

That the June 8, 2016 Heritage Markham Committee agenda be approved.

CARRIED

2. Minutes of the May 11, 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 May 11, 2016 be received and adopted.

CARRIED

3. Request for Feedback

Main Street Markham North Revitalization

Proposed Changes to Robinson/Main Street North

Intersection Paving Material, Festival Square (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

A. Brown, Director, Engineering

A. Cachola, Senior Manager, Infrastructure & Capital Projects

The Manager of Heritage Planning introduced this matter and reviewed previous discussion by the Committee.

Alan Brown, Director of Engineering, explained the issue of removal and replacement of the Festival Square pavers at the intersection of Robinson Street and Main Street Markham North, due to premature failure of the surface materials. This is a result of a design issue and is not a contractor deficiency. Safety issues and BIA concerns were discussed.

Six restorative options were presented, ranging in capital costs from \$282,000 to \$871,000, plus annual maintenance costs and work time involved. The preferred options of Engineering and Operations staff, and of Urban Design and Heritage staff, were identified. Heritage staff explained their preference for Option 5, due to the treatment of the interior portion of the intersection from a heritage perspective. This option would comply with a number of City Vision and Guideline documents, and would help to identify the intersection as a 'festival square'.

The next steps are to finalize costs and construction time for the preferred option. The project will be considered under the 2017 Capital Budget process. If funding is not available in 2017, Operations will require annual funding to continue spot repairs until the full funding is approved. The City may have to up-front the costs while legal remedies to recover costs are pursued.

The Committee indicated a preference for Option 4. It was suggested that Option 5 would also be acceptable and that Council would make the final determination of acceptable costs.

Heritage Markham Recommends:

That Heritage Markham receive as information the presentation by Alan Brown, Director of Engineering on the removal and replacement of the Festival Square pavers; and,

That the Committee recommends Option 4 as the preferred approach from a heritage perspective, to address the road and pedestrian crossing treatment at Festival Square.

CARRIED

- 4. Heritage Permit Applications**
136 Main Street, Unionville
21 Franklin Street, Markham Village
24 Church Street, Markham Village
7 Bewell Drive, Box Grove Community
Delegated Approvals: Heritage Permits (16.11)

File Numbers: HE 16 117540

HE 16 114296

HE 16 117539

HE 16 118800

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston disclosed an interest with respect to Item # 4 for 24 Church 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 applicant for 24 Church Street was in attendance. The Committee thanked the applicant for working with staff to reduce the Gross Floor Area.

Heritage Markham Recommends:

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

CARRIED

- 5. Building Permit Applications**
25 John Street, Thornhill
7711 Yonge Street, Thornhill
8985 Woodbine Avenue, Buttonville
4802 Highway 7, Unionville
156 Main Street, Unionville
49 Church Street, Markham Village
98 Main Street, Markham Village
Delegated Approvals: Building Permits (16.11)

File Numbers: 11 113516 HP

16 114228 NH

14 132899 NH

16 117250 NH

16 114876 AL

16 115848 HP

16 116155 NH

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston disclosed an interest with respect to Item # 5 for 49 Church 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.

Graham Dewar disclosed an interest with respect to Item # 5 for 49 Church Street, by nature of his company being the builder 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

- 6. Request for Feedback**
7265 Highway 7, Thornhill
Proposed Relocation of Building to Markham Heritage Estates (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Heritage Markham Recommends:

That Heritage Markham does not support relocation of the Abraham Reesor house to Markham Heritage Estates; and,

That Heritage Markham recommends that the City enforce the heritage conditions of the Draft Plan Approval for the subject property to ensure that the Abraham Reesor house can be successfully incorporated into the future redevelopment of the property.

CARRIED

- 7. Information**
25 Main Street North
Lynde Dermatology Clinic (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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In response to questions from the Committee, staff explained that Site Plan Approval was not required in this instance, and that the underlying zoning supports the uses with respect to parking requirements.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

- 8. Building Permit Application**
24 Church Street
Exterior Siding (16.11)
File Number: 16 114354 HP
Extracts: R. Hutcheson, Manager of Heritage Planning
L. Sperrino, Building Department
G. Duncan, Senior Heritage Planner
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David Johnston disclosed an interest with respect to Item # 8 for 24 Church 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 Committee had before it the notes and recommendation from the Architectural Review Sub-Committee meeting held on May 26, 2016.

The applicant was in attendance and indicated an understanding of the recommendation.

Heritage Markham Recommends:

Heritage Markham recommends the applicant be permitted to install new, replica wood siding to be applied to the exterior of the heritage house, either over top of what is there now, or as part of a complete re-cladding as a means of ensuring a building envelope that meets current standards, subject to retention and restoration of original window frames and sills where they still exist, and replacement of the current windows with new wood windows that suit the time period and style of the heritage house.

CARRIED

9. Plan of Condominium (Common Element) Application

23 Water Street, Markham

2407011 Ontario Inc. (16.11)

File Number: CU 16 174680

Extracts: R. Hutcheson, Manager of Heritage Planning

S. Lepenna, Planner

Heritage Markham Recommends:

That Heritage Markham Committee has no objection from a heritage perspective to the application for Plan of Condominium- Common Element for 23 Water Street.

CARRIED

10. Demolition Permit Application

38 John Street, Thornhill

Demolition of Raised Bungalow (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

11. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) National Trust for Canada – Regeneration Works.

CARRIED

12. Building Permit Application

14 Alexander Hunter Place

Proposed Deck and Garage Door Matter (16.11)

File Number: 16 115339 HP

Extracts: R. Hutcheson, Manager of Heritage Planning
C. Dimou, Building Department,
G. Duncan, Senior Heritage Planner

The Committee had notes and recommendation from the Architectural Review Sub-Committee meeting held on May 26, 2016.

The Senior Heritage Planner explained the proposed addition of a modern deck, and the treatment of the installed garage doors at 14 Alexander Hunter Place in Markham Heritage Estates.

In response to the Sub-committee recommendations and a concern that the deck would be visible from the street, John Perivolaris, the applicant, was in attendance to present a revised proposal for the deck. Revised concept plans were displayed, reducing the deck height by 16 inches, with no railings, and with the addition of significant landscaping to screen the deck and minimize visibility from the street.

It was noted that the original site plan agreement showed a small deck tucked into the corner, comparable to a landing from the back door. It was also suggested that it is difficult to guarantee the survival of any landscape plantings for screening. The Committee agreed to refer the revised plans back to staff for a recommendation at the next Heritage Markham meeting. The applicant will be requested to provide more detailed drawings.

The Senior Heritage Planner explained the proposed design and treatment of the garage doors, installed by the applicant on the erroneous recommendation of the contractor (a former member of Heritage Markham) hired to complete the exterior finishes to the garage. Textured vinyl clad doors were installed instead of the approved wooden material, and would be costly to replace. In consideration of the extenuating circumstances, it was suggested that the doors be allowed to remain, painted with a flat paint to eliminate the sheen.

The Committee emphasized that this is a one-time only acceptance of a non-compliant garage door material in Markham Heritage Estates, and is not intended to set a precedent.

Staff were asked to follow up with the Legal Department on issues relating to improper representation of the Heritage Markham Committee.

Heritage Markham Recommends:

That Heritage Markham refers the revised deck plans for 14 Alexander Hunter Place to staff for a recommendation at the next Heritage Markham Committee meeting; and,

That the applicant be requested to submit detailed revised deck plans; and,

That Heritage Markham consents to allow the installed textured vinyl clad garage doors to remain on the following conditions:

- That the doors are painted with a flat paint to eliminate the sheen; and,
- When the doors have to be replaced in the future, that doors of an acceptable heritage materials be installed; and further,

That Heritage Markham recognizes this as a one-time only acceptance of a non-compliant garage door material in Markham Heritage Estates, and is not intended to set a precedent.

CARRIED

**13. Site Plan Control Application
129 Main Street Unionville
Proposed House and Detached Garage (16.11)**

File Number: SC 16 114338

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

The Heritage Planner explained the proposed infill house and detached garage at 128A Main Street, Unionville. The applicants have worked with staff to develop acceptable plans, and have preserved as much vegetation as possible, but there are some minor revisions to finalize. Staff recommend that final review be delegated to Heritage Section staff, provided that there are no variances or significant changes are to the plans reviewed by the Committee.

The Ward Councillor indicated support, as it is in keeping with the size and massing on Main Street.

Shane Gregory, architect representing the applicant, was in attendance to answer any questions.

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed architectural style, form, massing, materials and scale of the proposed new infill house at 128A Main Street Unionville; and,

That final review of the site plan application be delegated to Heritage Section staff provided there are no variances required to the Zoning By-law or significant changes to the architectural design date stamped May 10, 2016; and further,

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

CARRIED

14. Site Plan Control Application
4 Peter Street, Markham Village
Proposed Restoration of Exterior Architectural Features (16.11)

File Number: SC 16 119312

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

The Senior Heritage Planner was identified as the applicant on this item, and was not in attendance during the Committee's discussion on this matter.

The Heritage Planner explained the proposed restoration of exterior architectural features based on an archival photograph, as well as removal of a non-historic masonry chimney. The removal, restoration, and re-installation of the existing historic vertical tongue and groove wooden siding on the east and south walls will also be undertaken. If the applicant further chooses to replicate the historic wooden balustrade at the top of the tower, staff would support any variance this might trigger.

The Committee indicated support for the proposal and encouraged the applicant to replicate the historic balustrade at the top of the tower on the dwelling by obtaining any necessary variance. It was noted that if Heritage Markham recommendations trigger a variance, there are provisions in place that allow the Committee of Adjustment fees to be waived.

The Committee considered that this proposal may qualify for a Heritage grant.

Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective to the proposed restoration of the missing architectural features as per the drawings date stamped May 25, 2016; and,

That Heritage Markham would support an application to the Committee of Adjustment should a variance be required for the Maximum Building Height to permit the historic balustrade at the top of the tower, should the applicant decide to replicate this missing historic feature; and,

That the removal of later modern, exterior wall claddings on the east and south facing walls is supported while ensuring that later claddings are carefully removed to limit damage to the underlying original cladding; and,

That Heritage Markham supports the temporary removal of the historic wooden tongue and groove vertical siding so that it can be back primed, repaired and re-installed over $\frac{3}{4}$ inch horizontal strapping provided that the original siding can be removed in a way causing no significant damage, and that the original siding is satisfactorily documented and labelled so that it can be reinstalled in the original order and location; and,

That if replacement of deteriorated and damaged cladding material is necessary, it be undertaken with like material of the same species, grain orientation, dimensions and profile, provided that staff is satisfied that the material to be replaced, is not capable of being repaired or re-used; and,

That final review of the site plan application be delegated to Planning staff provided there are no significant changes to the architectural design date stamped May 25, 2016; and further,

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

CARRIED

15. New Business

Studies/Projects Affecting Heritage Resources

Main Street Unionville Community Vision Plan (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Templar Tsang-Trinaistich advised that, as the Heritage Markham representative, he is unable to attend the meeting for the Main Street Unionville Community Vision Plan being held next Wednesday at 7:00 p.m., at the Civic Centre. David Nesbitt agreed to attend in his place.

16. New Business

6 Eileen Lewis Crt.

Markham Heritage Estates (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Graham Dewar advised that the restoration of 6 Eileen Lewis Court is nearing completion and it will be placed on the market soon. The owner has extended an invitation to the Committee for a tour of the building. A time for the tour was set for 5:00 p.m. on Tuesday, June 14, 2016. If members are unable to attend at that time, alternate arrangements can be made.

17. New Business

Cultural Heritage Landscapes (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Councillor Karen Rea suggested that Markham establish Cultural Heritage Landscapes. Staff advised that the four Heritage Districts in Markham include cultural heritage landscapes. The Committee indicated an interest in potentially exploring other landscapes such as Morgan Park, golf courses, and community gardens.

18. New Business

Heritage Markham Recommendations (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee had lengthy discussions regarding the process of presenting conflicting Heritage staff and Heritage Markham recommendations to Development Services Committee, in reference to the recent issue concerning 38 John Street. Concern was expressed that staff's recommendation takes a prominent position and the Committee's recommendation is not presented with the same weight.

Discussions involved the responsibility of staff to provide a professional opinion, and Council members' responsibility to thoroughly read the agenda. Suggestions were made that the Committee's recommendation be listed first in a staff report, or that a designated representative attend DSC attend to present the Committee's case.

Staff were requested to consult with Clerks and Legal Departments to find a solution to this issue and report back at the next meeting.

19. New Business

Committee Clerk (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
K. Bavington, Council/Committee Coordinator

The Committee expressed appreciation to Kitty Bavington, Committee Clerk, for her steadfast dedication and many years of excellent customer service with the Heritage Markham Committee.

Adjournment

The Heritage Markham Committee meeting adjourned at 9:37 PM.