

Heritage Markham Committee Meeting City of Markham

**July 13, 2016
Canada Room, Markham Civic Centre**

Members

David Nesbitt, Chair
Ian Darling
Ken Davis
Graham Dewar
Evelin Ellison
Anthony Farr
Councillor Don Hamilton
David Johnston
Councillor Karen Rea
Zuzana Zila

Regrets

Templar Tsang-Trinaistich, Vice-Chair
Councillor Valerie Burke
Julie Chapman
Regan Hutcheson, Manager, Heritage
Planning

Staff

George Duncan, Senior Heritage Planner
Peter Wokral, Heritage Planner
Alida Tari, Council/Committee Coordinator
John Britto, Committee Secretary

David Nesbitt, Chair, convened the meeting at 7:18 PM by asking for any disclosures of interest with respect to items on the agenda. Anthony Farr assumed the Chair at 7:23 PM to deal with items #5 & 6, and David Nesbitt re-assumed the Chair at 7:24 PM.

David Johnston disclosed an interest with respect to Item # 5, 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 Nesbitt disclosed an interest with respect to Item # 6, 17 Union Street, Unionville by nature of being the owner of the property and did not take part in the discussion or vote on the question of the approval of this matter.

David Nesbitt disclosed an interest with respect to Item # 6, 5 Euclid Street, Unionville 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.

Graham Dewar disclosed an interest with respect to Item # 6, 5 Euclid Street, Unionville 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.

Graham Dewar disclosed an interest with respect to Item # 6, 49 Church 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 # 6, 5 Euclid Street, by nature of being the architect for the project and/or friend of the client 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 # 10, 182 Main Street, by nature of being the architect for the project and/or friend of the client 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, 174 Main Street, by nature of being the architect for the project and/or friend of the client 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 # 12, 8 Main Street, by nature of being the architect for the project and/or friend of the client 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, 30 Colborne Street, by nature of being the architect for the project and/or friend of the client 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 # 18, 42 George Street, by nature of being the architect for the project and/or friend of the client 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 # 20, 9900 Markham Road, by nature of being the architect for the project and/or friend of the client 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
SITE PLAN CONTROL APPLICATION SC 16 120806
Second Storey Addition to Rear of Existing Modern House
16 Eckardt Avenue
Unionville Heritage District

This item was added as item #21 to the agenda

- B) New Business from Committee Members
- Letter of Credit amounts
- List of Vacant Heritage Properties

Heritage Markham Recommends:

That the July 13, 2016 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the June 8, 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 June 8, 2016, be received and adopted.

CARRIED

**3. Heritage Permit Application,
149 John Street, Thornhill,
Driveway Entrance Gate,**

File Number: HE 15 169425 (16.11)

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

This item was deferred to the August 10, 2016, Heritage Markham meeting.

Heritage Markham Recommends:

THAT Heritage Markham defer the consideration of a heritage permit application to permit the existing gate installed without City approval at 149 John Street, Thornhill, to the August 10, 2016, Heritage Markham Committee meeting.

CARRIED

4. 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: Heritage Magazine, Summer 2016. Staff has full copy.

CARRIED

5. **Building or Sign Permit Applications,**
85 John Street, Thornhill,
11 Eliza Street, Thornhill,
24 Church Street, Markham Village,
5954 Highway 7, Markham Village,
6 Alexander Hunter Place, Markham Heritage Estates,
10 Alexander Hunter Place, Markham Heritage Estates,
10 Heritage Corners Lane, Markham Heritage Estates,
9350 Markham Road, Markham Museum,
9350 Markham Road, Markham Museum,
9350 Markham Road, Markham Museum,
25 Fairway Heights Dr. German Mills,
101 Town Centre Boulevard, Markham Centre,
527 William Forster Rd. Cornell Rouge,
9768 Reesor Road, Rural Area
14 Dublin Street, Markham Village
60 Main Street North, Markham Village
329 Main Street North, Markham Village
11172 Warden Avenue, Rural Area
Delegated Approvals:
Building Permits, Demolition Permits & Sign Permits (16.11)
File Numbers: 16 117272 HP
16 119683 HP
16 114354 HP
16 117567 SP
16 114871 HP
16 118842 HP
16 118941 HP
16 122061 NH
16 122433 NH
16 123390 NH
16 122245 ND
16 122882 NH
16 116156 HP
16 111554 MP
16 124375 AL
16 123001 SP
15 176568 HP
15 173244 HP
Extracts: R. Hutcheson, Manager of Heritage Planning
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David Johnston disclosed an interest with respect to Item # 5, 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.

Heritage Markham Recommends:

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

CARRIED

- 6. Heritage Permit Applications,
17 Union Street Unionville,
5 Eby Way, Markham Village,
370 Main Street North, Markham Village,
45 Peter Street, Markham Village,
4 Wismer Place Markham Heritage Estates,
230 Main St. N. Markham Village,
5 Euclid St., Unionville,
49 Church St., Markham Village,
22 Joseph St., Markham Village
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 16 123327

HE 16 114256

HE 16 120523

HE 16 122709

HE 16 123076

HE 16 124533

HE 16 124530

HE 16 123939

HE 16 124555

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston disclosed an interest with respect to Item # 6, 5 Euclid Street by nature of being the architect for the project and/or friend of the client 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 # 6, 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 # 6, 5 Euclid Street, Unionville 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.

Graham Dewar disclosed an interest with respect to Item # 6, 5 Euclid 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.

Graham Dewar disclosed an interest with respect to Item # 6, 49 Church 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 heritage permits approved by Heritage Section staff under the delegated approval process.

CARRIED

- 7. Events,**
Doors Open Markham Committee Minutes (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

- 8. Site Plan Control Application,**
4802 Highway 7 East, Unionville,
Proposed Parking Lot (16.11)
File Number: SC 15 110273
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
D. Brutto, Planner
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There was discussion regarding parking lot lighting and whether it should be Heritage style lighting and ensuring that night sky friendly lighting is used.

Heritage Markham Recommends:

THAT Heritage Markham has no objection to the proposed location and size of the proposed parking lot;

AND THAT Heritage Markham would only support a future expansion of the parking lot in the area of septic system, and not further into the front yard, should the owner connect to the City's sanitary sewer.

CARRIED

**9. Site Plan Control Application,
5 Heritage Corners Lane,
Joseph Wideman House Garage Roofing (16.11)**

File Number: SC 15 157579

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

Heritage Markham Recommends:

THAT Heritage Markham has no objection to sheet metal roofing in galvanized metal being substituted for cedar shingles for the garage at 5 Heritage Corners Lane.

CARRIED

**10. Committee of Adjustment Variance Application,
182 Main Street, Unionville,
Office Space on Ground Floor (16.11)**

File Number: A/72/16

Extracts: R. Hutcheson, Manager of Heritage Planning
R. Punit, Secretary-Treasurer, Committee of Adjustment

David Johnston disclosed an interest with respect to Item # 10, 182 Main 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.

Heritage Markham Recommends:

THAT Heritage Markham has no comment from a heritage perspective.

CARRIED

**11. Committee of Adjustment Variance Application,
174 Main Street, Unionville,
Office Space on Ground Floor/Parking (16.11)**

File Number: A/48/16

Extracts: R. Hutcheson, Manager of Heritage Planning
R. Punit, Secretary-Treasurer, Committee of Adjustment

David Johnston disclosed an interest with respect to Item # 11, 174 Main 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.

Heritage Markham Recommends:

THAT Heritage Markham has no comment from a heritage perspective.

CARRIED

**12. Zoning By-law Amendment Application,
8 Main Street North, Markham Village,
Additional Uses (16.11)**

File Number: ZA 16 120186

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston disclosed an interest with respect to Item # 12, 8 Main Street, by nature of being the architect for the project and/or friend of the client 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 Committee has no comment on the proposed additional uses from a heritage perspective.

CARRIED

**13. Zoning By-law Amendment Application,
Official Plan Amendment Application,
Plan of Subdivision,
Kimberville Capital Inc.,
7170 Highway 7, Markham,
Francis Pike House (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Planner

Heritage Markham Recommends:

THAT Heritage Markham Committee receive the update on the Francis Pike House as information.

CARRIED

**14. Building or Sign Permit Application,
14 Alexander Hunter Place,
Proposed Rear Yard Deck
Markham Heritage Estates (16.11)**

File Number: 16 115339 HP

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

The Senior Heritage Planner reviewed the Committee's previous deliberations on this matter at the May and June 2016 Heritage Markham Committee meetings. He informed that this matter was referred to the Architectural Review Sub-Committee for a site visit of the property. Heritage staff subsequently met with the applicant to discuss a compromise in the reduction of the height of the deck to minimize visibility from the street, for consideration by the Heritage Markham Committee. Staff displayed revised landscape plan and layout of the deck.

The Senior Heritage Planner informed the Committee that the applicant, John Perivolaris, who was present at the meeting, has provided revised drawings indicating the deck stepping down two steps from the front door and reducing the deck height to approximately 15 inches above grade with planted landscape screening in front of the deck. The Committee reviewed the revised deck plans and proposed landscaping provided by the applicant.

There was discussion with respect to potentially creating a precedent in permitting decks within Heritage Districts. Staff indicated that currently decks in Heritage Districts that do exist are not visible from the street. The difference in the deck in this property is its visibility from the street.

The applicant addressed the Committee and advised that subsequent to the site visit by the Architectural Review Sub-Committee and his meeting with Heritage staff, the deck height has been considerably reduced. He further informed that he will be planting shrubs and extensive landscaping along the front periphery to further reduce the visibility of the deck from the street.

The Committee discussed extensively the issue of the deck's visibility from the street, as well concerns of sustainable landscaping along the front periphery of the property.

Heritage Markham Recommends:

That the applicant construct a traditional grade-level patio and a smaller deck stepping down to it from the rear entry as a more heritage-appropriate approach to creating an outdoor seating area.

CARRIED

**15. Site Plan Control Application,
30 Colborne Street, Thornhill,
Thornhill Heritage Conservation District,
Proposed Addition & Alterations to a Heritage Dwelling (16.11)**

File Number: SC 16 114097

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

David Johnston disclosed an interest with respect to Item # 15, 30 Colborne Street, by nature of being a friend of the client 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 application for modification of the interior and rear portion of an 1852 Georgian house at 30 Colborne Street located in the Thornhill Heritage Conservation District. The current dwelling is the John Ramsden House, which is a one and a half storey frame dwelling with a rear addition from 1958. The proposed modifications to the heritage house include removal of the second floor, addition to the rear portion of the dwelling, and a proposed new detached garage at the rear of the property on the west side that will replace the existing garage.

Heritage staff have evaluated the site plan application against the Thornhill Heritage Conservation District Plan guidelines. Staff met with the applicant in a pre-consultation meeting and advised the applicant of staff concerns with respect to the removal of the second floor of the heritage dwelling and its impact on the integrity of the structure as a heritage building, as well the impact of the "open to below" condition on the overall massing of the building.

Staff stated concern regarding the loss of the existing compatible addition and visual impact of the new addition to the east elevation on the streetscape of Colborne Street.

The proposed GFA of the house is 3,109.04 square feet, whereas the maximum permitted in the core area of Thornhill is 3,000 square feet, excluding the garage. The proposed GFA of the detached garage is 500 square feet, whereas the maximum garage size permitted in the core area of Thornhill is 450 square feet.

Staff noted that the applicant will need to either seek relief from the Committee of Adjustment or modify the current plans.

Staff is suggesting that Heritage Markham Committee conduct a site visit to get a first-hand experience of the extent of proposed alterations to the dwelling and the addition of the garage to the rear of the property.

Shahram Heidari, the applicant, addressed the Committee and explained his intentions for the proposed alterations and efforts to preserve and improve the livability in the building. He stated his support for the Heritage Markham Committee conducting a site visit prior to a decision being made on the proposed modifications and additions to the existing building.

Marion Matthias addressed the Committee and spoke in opposition to the proposed addition and alterations to the Heritage Dwelling at 30 Colborne Street. Marion Matthias spoke of the history of heritage preservation in Thornhill. She believes that any modification to this pre-Confederation dwelling will be detrimental to the Thornhill Heritage Conservation District. Ms. Matthias provided some brief history with respect to the barn boards used to construct the current garage.

Barry Nelson, representing the Executive of the Society for the Preservation of Historic Thornhill (SPOHT), spoke in opposition to the modifications to the existing dwelling at 30 Colborne Street, and discussed the heritage value and the impact of the proposed modifications to the existing structure. He suggested that staff consider designating the dwelling under Part IV of the *Ontario Heritage Act*.

Anthony Farr discussed the application as one of the best preserved mid-19 century houses in Thornhill, and that the integrity of the building and the streetscape has to be preserved. The importance of the building to the Thornhill Heritage Conservation District is further emphasized by its heritage character. He thanked staff for a very detailed review of the plans against the Thornhill Heritage Conservation District Plan.

Anthony Farr stated his opposition to the application for the following reasons:

1. Size and massing;
2. Height (should remain 11/2 storey);
3. Removal of the 2nd floor in the old cottage to create a cathedral ceiling; and
4. Destroying a mature spruce tree to create an oversized garage.

Anthony Farr was of the opinion that this house should be designated under Part IV of the Ontario Heritage Act (OHA) to enable protection of the interior.

In response to a question from the Committee, staff advised that the current owner of a property can authorize a prospective purchaser of the property to submit an application for modifications to the dwelling.

The Committee discussed the potential of re-locating the current garage.

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Ken and Daila Webster dated July 12, 2016;
- b) Faye Jung-Leask dated July 12, 2016;
- c) Joseph Ricciuti dated July 10, 2016; and
- d) Diane Berwick dated July 12, 2016;

That the deputations by Shahram Heidari, applicant, Marion Matthias, and Barry Nelson, representing the Executive of Society for the Preservation of Historic Thornhill (SPOHT), be received;

That the application for the modification of the heritage house interior, modification of existing rear addition and an addition to the rear portion of the dwelling at 30 Colborne Street be deferred back to staff; and,

That the Architectural Review Sub-committee conduct a site visit at 4:30 p.m. on Monday, July 18, 2016, to consider potential design modifications and obtain a better understanding of existing conditions of the current dwelling on the property including the garage.

CARRIED

**16. Site Plan Control Application,
9721 Kennedy Road,
Stiver Tenant Farmhouse,
Kalexia Developments Corp. (16.11)**

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

The Heritage Planner reviewed the application for a development of street townhouses on a former garden centre property on the east side of Kennedy Road within the Berczy Village community. Heritage staff reviewed and commented on previous versions of this development at the February 11, April 8 and September 9, 2015, Heritage Markham meetings. The applicant is in agreement with staff recommendations.

Heritage Markham Recommends:

THAT Heritage Markham Committee recommends that the following issues be addressed in the final plans and/or clauses in the Site Plan Agreement:

Relocation

- that any openings in the building such as in floor are properly boarded to prevent entry from animals and humans;
- that a security fence be installed around the building in its temporary location;
- that Engineering confirm that the finished ground floor elevation in relation to the proposed grade (once it is relocated to its new location) is generally reflective of the existing condition of the heritage building;

Restoration

- that the wood veranda base is to be laid perpendicular to the front wall of the dwelling;
- that the design of the bellcast roof on the north and south elevation drawings is to be revised;
- that the design of the existing trellage posts should be replicated for the new wooden veranda posts;
- that the six existing scroll wood brackets (corner treatment) be reused and any additional brackets be replicated in the same design;
- that given the new grading, the wood veranda skirt appears not to have a bottom border and a solid wood skirt be considered;
- that replacement of all windows with vinyl window is not supported. Original heritage wood windows are to be retained and restored as per standard heritage protocols;
- that the pane division of the front entrance transom window is to be confirmed and that this window be restored;
- that the 3-pane, basement window be centred under the upper floor window;

- that the front door treatment be reflected on the plans (restoration if existing, replication if missing);
- that shutters be noted at being painted black or dark green;
- that shutters be introduced on the first floor of the south elevation due to the street visibility;
- that the plans be revised to indicate removal of the modern chimney on the south elevation and repair as necessary to the existing historic chimney at this location to match the north chimney and that the plans should reflect the corbelling near the top of the chimneys;
- that any masonry repairs be undertaken with the appropriate mortar mix for this age of brickwork;
- that the foundation treatment be revised to a more appropriate veneer stone in consultation with Heritage Section staff;
- that colours be indicated on the drawings;

Additions to Heritage House

- that modification to the proposed flat roof treatment be considered in consultation with Heritage Section staff to introduce a form of gable roof which may be slightly higher than the existing heritage roof ridge in addition to gable dormers above the windows;
- that all wall claddings on the one storey and two-storey additions be revised to a Hardie Board type material which would be complementary to the heritage house as opposed to a brick, stone or stucco treatment;
- that the window treatment design be revised to a 2/2 or 1/1 pane division (using a window material traditional in appearance) with externally adhered muntin bars;
- that transom windows be eliminated on the one-storey additions;

Adjacent Townhouses

- that a complementary red/orange brick treatment be considered for the townhouses with stone (if still desired) limited to the ground floor of the townhouses;
- that at a minimum, the west wall of the townhouse adjacent to the heritage house be fully clad in brick as opposed to stone.

CARRIED

- 17. Site Plan Control Application,
9392 Kennedy Road,
The Thomas Lownsbrough House,
Proposed Townhouse/Condominium adjacent to Heritage House (16.11)**
File Number: SC 16 123806
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Cefaratti, Planner
-

The Heritage Planner reviewed the site plan application for a proposed development of 132 condominium townhouses that includes a building lot that retains the Thomas Lownsbrough House in its original location at 9392 Kennedy Road.

Staff has no objection to the proposed design of the adjacent townhouse condominiums and is of the opinion that they are generally compatible with the architectural style of the Thomas Lownsbrough House.

Heritage Markham Recommends:

THAT Heritage Markham has no objection to the proposed architectural design of the townhouse condominiums adjacent to the Thomas Lownsbrough house;

THAT Heritage Markham is satisfied with the proposed lot for the Thomas Lownsbrough house;

AND THAT the applicant enter into a site/restoration plan agreement for the Thomas Lownsbrough house which will consider siting options including moving the house back from Kennedy Road to provide a buffer from traffic, as well as enough space to reconstruct a traditional front veranda.

CARRIED

- 18. Site Plan Control Application,
42 George Street, Markham Village,
Revised Site Plan and Elevations (16.11)**
File Number: SC 15 165031
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 # 18, 42 George Street, by nature of being the architect for the project and/or friend of the client 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 application and advised that the applicant will be submitting a new Site Plan Control Application with revised site plan and elevation drawings based on the outcome of a recent Architectural Review Sub-committee meeting for review by staff and Heritage Markham Committee.

Heritage Markham Recommends:

THAT Heritage Markham Committee receive this information; and,

That Heritage Markham generally accepts the proposed concept plan and that Heritage staff continue to work with the applicant and local Councillor.

CARRIED

**19. Site Plan Control Application,
18 Deanbank Drive, Thornhill,
Proposed Revisions to Driveway (16.11)**

File Number: SC 16 123004

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

Heritage Markham Recommends:

THAT Heritage Markham has no objection to the proposed changes to the hammerhead layout at 18 Deanbank Drive but do not support an increase to the width of the driveway in excess of the 3.48m for a minimum of 12m from the street;

THAT Heritage Markham has no objection to the use of impressed concrete subject to review by Heritage Section staff to ensure a traditional pattern and colour selection;

AND THAT the applicant enter into a site plan agreement with the City containing the standard conditions regarding paving materials, colours grading etc.

CARRIED

**20. Plan of Subdivision,
9900 Markham Road,
William Clarry House - Potential Demolition,
CIM Global Development LP (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnston disclosed an interest with respect to Item # 20, 9900 Markham Road, 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 item and explained that the heritage building has come to an extreme state of disrepair. This property is subject to a heritage conservation easement agreement and is individually designated under Part IV of the Ontario Heritage Act. Staff is recommending an Architectural Review Sub-committee meeting with the applicant on site for further discussion with the applicant and consideration of this matter be deferred to the August 10, 2016, Heritage Markham Committee meeting. It was noted that Heritage permits for re-shingling, roof repairs, and windows and door replacements were issued in March 2015, however, these repairs were never undertaken by the owner.

The applicant addressed the Committee and advised that they have owned the property since 2014 and purchased the dwelling in poor condition from the previous owner. He indicated that they have taken some steps to secure the building.

David Johnston, Architect for the project, responded to various questions from the Committee and indicated that the condition report from Soscia Professional Engineers Inc. has deemed the building unsafe.

There was discussion with respect to City staff selecting a structural engineer of their choice to provide an independent engineering analysis to determine whether the dwelling can be restored.

Heritage Markham Recommends:

THAT Heritage Markham Committee accepts the offer of CIM Mackenzie Creek to have an independent engineering analysis done by an engineer designated by the City of Markham in an effort to determine whether the building at 9900 Markham Road can be restored.

CARRIED

- 21. Site Plan Control Application,
16 Eckardt Avenue, Unionville
Unionville Heritage Conservation District,
Second Storey Addition to Rear of Existing Modern House (16.11)**
File Number: SC 16 120806
Extracts: G. Duncan, Senior Heritage Planner
-

The Senior Heritage Planner explained that staff was unable to circulate agenda material on time for this item and hence the need to add this item to the agenda for the July 13, 2016, Heritage Markham Committee meeting.

The Senior Heritage Planner reviewed the application for a proposed second storey addition to the rear of the existing modern house at 16 Eckardt Avenue located in the Unionville Heritage Conservation District.

Heritage Markham Recommends:

THAT Heritage Markham supports the design for the proposed second storey addition to the rear wing of the modern infill house at 16 Eckardt Avenue, Unionville.

CARRIED

22. New Business

Letter of Credit (16.11)

Extracts: G. Duncan, Senior Heritage Planner

The Committee requested staff to review the amounts of Letters of Credit relative to the size of the project.

23. New Business

List of Vacant Heritage Properties (16.11)

Extracts: G. Duncan, Senior Heritage Planner

The Committee requested staff to provide a list of vacant Heritage properties for review at a future Heritage Markham Committee meeting.

Adjournment

The Heritage Markham Committee meeting adjourned at 10:29 PM.