

Heritage Markham Committee Meeting City of Markham

**March 9, 2016
Canada Room, Markham Civic Centre**

Members

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

Regrets

Julie Chapman
Anthony Farr
David Nesbitt, Chair

Staff

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

Templar Tsang-Trinaistich, Vice-Chair, convened the meeting at 7:18 PM by asking for any disclosures of interest with respect to items on the agenda.

Graham Dewar disclosed an interest with respect to Item #15 for 36 Peter Street, by nature of being a contractor for the project, and did not take part in the discussion as a Committee member or vote on the question of the approval of this matter.

Graham Dewar disclosed an interest with respect to Item #20 for 29 Jerman Street, by nature of being a contractor for the project, and did not take part in the discussion as a Committee member or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Items #7 and #24 for 85 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 these matters.

David Johnston disclosed an interest with respect to Item #20 for 29 Jerman Street, by nature of being the architect for the project, and did not take part in the discussion as a Committee member 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 March 9, 2016 Heritage Markham Committee agenda be approved.

CARRIED

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

CARRIED

**3. New Members
- Heritage Markham Committee (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning introduced and welcomed new Heritage Markham Committee members Ian Darling and Ken Davis. Mr. Darling and Mr. Davis provided a brief outline of their heritage background.

Heritage Markham Recommends:

That Heritage Markham receive the information regarding the Council appointments for Heritage Markham, and that Ian Darling and Ken Davis be welcomed to the committee.

CARRIED

**4. Completion of Term – Jenny Chau
Buttonville and Rural Area (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee acknowledged Jenny Chau's contribution to Heritage Markham and expressed appreciation.

Heritage Markham Recommends:

That Heritage Markham acknowledges and appreciates the many years of service provided by Jenny Chau to the Heritage Markham Committee, and offers thanks for her contribution and efforts in protecting and preserving Markham's heritage resources and areas.

CARRIED

5. Site Plan Control Application

3 Mayhew Lane

Proposed Remodeling of the Existing House (16.11)

File Number: SC 16 175166

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

The Manager of Heritage Markham reviewed the Committee's previous consideration of this application, and reported on meetings with the applicant. Staff considered the comments by the Architectural Review Sub-Committee, the City Architect, and the public with respect to the design approach.

Keith Benjamin, Architect, was in attendance to display the site plan and elevations, and to explain revisions to the plan as recommended. Mr. Benjamin advised the owners had contacted the neighbours and had received positive comments, and that TRCA has been consulted. The property owners were also in attendance.

Staff confirmed that the applicant will adhere to the Bird-Friendly Guidelines.

Heritage Markham Recommends:

That given the unique and isolated location of the property, its visibility from the streetscape and a desire to achieve general compliance with existing adopted policies in the heritage conservation district plan, the Heritage Markham Committee continues to support the application as reviewed at the March 9, 2016 meeting with the siding colour (wood or pre-finished wood) on the "heritage feature" component being revised to a darker colour to better connect all components of the new dwelling; and,

That as per the Heritage Markham's recommendation from January 13, 2016, the applicant enter into a site plan agreement containing the standard provisions regarding colours, materials, windows, etc.

CARRIED

- 6. Building & Sign Permit Applications**
188 Main Street, Unionville
175 Main Street, Unionville
10 Centre Street, Markham Village
9899 Markham Road, North of Markham Village
Delegated Approvals: Building and Sign Permits (16.11)
File Numbers: 15 178531 AL
 16 109802 SP
 15 167338 01 NH
 16 109758 SP
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

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

CARRIED

- 7. Committee of Adjustment Variance Application**
85 Main Street
Lot Coverage (16.11)
File Numbers: A/07/16
Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Duncan, Senior Heritage Planner,
 R. Punit, Committee of Adjustment
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David Johnston disclosed an interest with respect to Items #7 for 85 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 these matters.

The Committee considered comments received by e-mail from a Committee member who could not be in attendance.

Heritage Markham Recommends:

That Heritage Markham has no comment on the requested Minor Variance for a Maximum Lot Coverage of 45% at 85 Main Street, Unionville from a heritage perspective, given that the specific zoning and conditions of the site restrict the development area to approximately 46% of the full site area.

CARRIED

- 8. Committee of Adjustment Consent Application**
48 Main Street North,
Provisional Consent for a Pedestrian Access Easement (16.11)
File Numbers: B/04/16
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Punit, Committee of Adjustment
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Heritage Markham Recommends:

That Heritage Markham Committee has no comment on Committee of Adjustment application B/04/16 (Pedestrian Access Easement).

CARRIED

- 9. Committee of Adjustment Variance Application**
5990 16th Avenue, Markham
Proposed Increase in Restaurant Floor Area Percentage (16.11)
File Numbers: A/01/16
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Punit, Committee of Adjustment
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Heritage Markham Recommends:

That Heritage Markham Committee has no comment on Committee of Adjustment application A/01/16 (5990 16th Avenue) from a heritage perspective.

CARRIED

- 10. Events**
Doors Open Markham: Minutes of February 25, 2016 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

11. Information

Town of Georgina Heritage Committee

Requesting Support for a Provincial Grant Program (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

12. Request for Feedback

135 Baythorn Drive

Planter Replacement

Heintzman House Community Centre (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
S. Shah, Facility Asset Coordinator

Heritage Markham Recommends:

That Heritage Markham has no objection to the removal of the deteriorating stone planter in the front of Heintzman House since it is not considered a heritage feature, and requests an opportunity to comment on any proposal developed by Asset Management in consultation with the Heintzman House Board.

CARRIED

13. Committee of Adjustment Variance Application

9721 Kennedy Road

Side Yard Setback (16.11)

File Numbers: A/09/16

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

Heritage Markham Recommends:

That Heritage Markham has no comment on Minor Variance Application A/09/16 for 9721 Kennedy Road.

CARRIED

- 14. Zoning By-law Amendment Application**
Official Plan Amendment Application
4031 Sixteenth Avenue
James McLean House/Briarwood Farm (16.11)
File Numbers: OP/ZA 16 133028
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Heaslip, Project Planning
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Heritage Markham Recommends:

That consideration of the applications be deferred to the April meeting of Heritage Markham; and,

That Heritage Markham requests that the applicant provide a compelling reason or reasons why it is necessary to relocate the heritage building at 4031 Sixteenth Avenue before the committee will provided comments on the proposed relocation.

CARRIED

- 15. Site Plan Control Application**
36 Peter Street, Markham Village
Proposed Rear Addition to an existing Heritage Dwelling (16.11)
File Numbers: SC 16 109816
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Graham Dewar disclosed an interest with respect to Item #15 for 36 Peter Street, by nature of being a contractor for the project, and did not take part in the discussion as a member of the Committee, or vote on the question of the approval of this matter.

The Heritage Planner provided clarification on the delegation recommendation. The Ward Councillor requested further information, and Graham Dewar, representing the applicant, agreed to a meeting.

Heritage Markham Recommends:

That Heritage Markham has no objection to the removal of the one storey rear tail of 36 Peter St.; and,

That the historic portion of the house be restored to its original appearance based on the archival photograph of the house; and further,

That the site plan application be delegated to Heritage Section Staff for review on behalf of Heritage Markham provided there are no significant deviations from the preliminary

drawings for the proposed addition date stamped February 8, 2016 , no significant issues identified by other City departments or external agencies, no required variances, and the proposed chimney is clad in a brick reflective of local historical brick.

CARRIED

16. Site Plan Control Application
22 George Street, Markham Village
Proposed Rear Addition (16.11)

File Numbers: SC 16 177659

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

The Ward Councillor requested further information, and staff agreed to meet with her to go over the details of the proposed addition.

Heritage Markham Recommends:

That Heritage Markham has no objection to the design of the proposed rear addition to the existing heritage dwelling at 22 George St. date stamped February 12, 2016, provided that the north facing windows of the proposed addition are revised to traditional two over two windows ; and,

That final review of the future Site Plan application for 22 George St. Markham Village be delegated to Heritage Section Staff, provided there are no significant deviations from the drawings date stamped February 3, 2016; and further,

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

CARRIED

17. Heritage Permit Application
4 Peter Street, Markham Village
Windrow Restoration and New Door (16.11)

File Numbers: HE 16 110741

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

Heritage Markham Recommends:

That Heritage Markham Committee has no objection from a heritage perspective to Heritage Permit HE 16 110741 for window restoration work, new storm windows and front door replacement (4 Peter Street, Markham).

CARRIED

18. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Architectural Conservancy of Ontario: ACORN in a Nutshell newsletter, February 24, 2016.
- b) Ontario Heritage Trust: Heritage Matters Newsletter, February, 2016 (Staff has full copy)
- c) National Trust for Canada: "My Sweet Spot" contest.
- d) National Trust for Canada: Heritage Magazine Current Issue (Staff has full copy).

CARRIED

19. Demolition Permit Application

6840 14th Avenue

Franklin Raymer House (16.11)

File Number: 16 109952 DP

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Sperrino, Applications Administrator

The Senior Heritage Planner provided an overview of the proposed demolition of the Franklin Raymer House and described the heritage significance of the dwelling. The owner had been notified of this meeting and was not in attendance or represented.

Heritage Markham Recommends:

That based on the cultural heritage value or interest of the Franklin H. Raymer House at 6840 Fourteenth Avenue and its Group 2 heritage building rating, Heritage Markham recommends that Council designate the property under Part IV of the Ontario Heritage Act and refuse the demolition permit; and,

That staff be requested to work with the owner to seek a solution that will preserve the heritage building while allowing for its restoration and a potential addition; and,

That staff be requested to consider designating this area as a heritage district.

CARRIED

20. Site Plan Control Application
29 Jerman Street
Addition to a Heritage Building (16.11)

File Number: 16 168575

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

Graham Dewar disclosed an interest with respect to Item #20 for 29 Jerman Street, by nature of being a contractor for the project, and did not take part in the discussion as a Committee member or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Item #20 for 29 Jerman Street, by nature of being the architect for the project, and did not take part in the discussion as a Committee member or vote on the question of the approval of this matter.

The Senior Heritage Planner described the proposal to demolish a poorly-construction section of the building and replace it with a new addition. The applicant has been requested to restore the front door and change the octagon window to restore the heritage character. Options for the style of the window design were discussed.

Heritage Markham Recommends:

That Heritage Markham supports the design for the proposed addition to the heritage building at 29 Jerman Street from a heritage perspective conditional upon the restoration of the missing front door and the replacement of the existing octagon window in the front gable with period-appropriate designs.

CARRIED

21. Zoning By-law Amendment Application
Official Plan Amendment Application
9700 Ninth Line

- William A. Harrington House (16.11)

File Number: OP 16 124169

ZA 16 124169

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

The Manager of Heritage Planning provided background on the proposed redevelopment of 9700 Ninth Line. The property has been evaluated and Heritage Markham previously indicated it had no concerns with the demolition of the house.

Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective to the applications for Official Plan and Zoning By-law amendments which are submitted in support of plans to redevelop the property, including the demolition of the William A. Harrington House at 9700 Ninth Line; and,

That the installation of a Markham Remembered Plaque commemorating the William A. Harrington House be a condition of any redevelopment agreement for the property.

CARRIED

22. Committee of Adjustment Variance Application

38 John Street, Thornhill

New House and Garage (16.11)

File Number: A/29/16

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

The Committee received several communications on this issue. Comments were also received from Tony Farr, a Heritage Markham Committee member who was not in attendance.

The Heritage Planner explained the proposed Minor Variances for 38 John Street regarding Maximum Floor Area Ratio and maximum building depth. Following an analysis of the average existing house size on John and Colborne Streets, staff consider that the proposal does not comply with the policies of the Thornhill Heritage Conservation District Plan. It was noted that this property is in the Historic Core, which is an area defined in the zoning by-law requiring special treatment for infill housing.

Russ Gregory, representing the owners, who were also in attendance, displayed the drawings and elevations, and reviewed his discussions with staff regarding the proposed size and style. The owner would like to build a comfortable, modern-sized house, and the house has been set back in keeping with adjacent houses. Mr. Gregory agreed that a foot could be removed from the height so that a potential variance is not required in that regard. He also explained that only one small tree will be removed, and the side yard setbacks comply.

Staff explained the Committee of Adjustment and Minor Variance process, as well as the Tree Preservation review, which would be part of the future site plan approval process.

Ken and Daila Webster spoke in opposition to the proposed height and massing, proximity to the side lot line, potential impact to mature trees, potential loss of sunlight, and non-compliance with the policies of the District Plan. Mr. Webster read some of the written submissions.

Barry Nelson, representing the Executive of the Society for the Preservation of Historic Thornhill (SPOHT), discussed the significance and preservation of heritage in Thornhill, and spoke in opposition to demolishing heritage houses and other older homes in the area. Mr. Nelson displayed photos of other heritage dwellings that have been renovated and preserved to meet modern needs with complementary additions.

Rob Armstrong, representing the Executive of the Ward One (South) Residents Inc., spoke in opposition to the proposal with respect to the demolition of the house, the proposed size, prominence of the garage, and non-compliance with the District Plan.

Olana Alcock spoke in opposition to the proposal with respect to compatibility with the character of the neighbourhood and was in agreement with previous speakers.

Tryfon Elles spoke in opposition to the proposal with respect to the precedent that may be set, and discussed the unique village-like heritage character of the neighbourhood.

The Committee had lengthy discussions regarding the extensive public consultation that went into developing the District Plan, tree preservation, relevant policies of the District Plan, and demolition of the house. A demolition permit application has not been submitted to date, although Mr. Gregory advised that demolition is intended.

The applicants (property owners) were asked if they would prefer to revise the plan before going to the Committee of Adjustment. The applicants confirmed that they would request deferral at the Committee of Adjustment and would withhold submission of the demolition application to allow revisions to the proposal and discussions with staff and the Ward Councillor.

Heritage Markham Recommends:

That the written submissions from Tony Farr, Valerie Tate, Pam Birrell, Diane J. Berwick, Ken and Daila Webster, Scott and Alison MacKenzie, Cynthia Sneath, Mara Senkevics, Angela Mavoudis, Marian Mathias, Janet Morse and Darren Larson, Joan Honsberger, Margaret and Glen Paterson, regarding 38 John Street, Thornhill, be received; and,

That the depositions by Ken and Daila Webster, Barry Nelson, representing the Executive of SPOHT, Rob Armstrong, representing the Executive of the Ward One (South) Residents Inc., Olana Alcock, and Tryfon Elles, regarding 38 John Street, Thornhill, be received; and,

That consideration of the applications be deferred to a future meeting of Heritage Markham, with the understanding that the applicant agrees to request deferral at the Committee of Adjustment and will withhold submission of the demolition permit application to allow revisions to the proposal and discussions with staff and the Ward Councillor.

CARRIED

23. Request for Feedback
Markham Heritage Estates
Use of Metal Roofs (16.11)

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

The Heritage Planner explained that some residents of Heritage Estates are interested in using different roofing materials other than cedar shingles. Staff have reviewed the relevant policies and provided a report on this matter.

Nick Minovski and Stephen Kotyek made a deputation in support of the use of alternate roofing materials. Discussion included the life spans of cedar shingles and metal roofs, different installation methods to prolong the roof's lifespan, financial costs, heritage grants, and, the limited availability of qualified contractors. The Committee agreed to defer this matter to allow for further discussions. Staff were asked to review the amount of grant funding available.

Heritage Markham Recommends:

That the use of metal roofs in Markham Heritage Estates be deferred to a future meeting.

CARRIED

24. Request for Feedback
85 Main Street, Unionville
Proposed Addition and Restoration (16.11)

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

David Johnston disclosed an interest with respect to Item #24 for 85 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 these matters.

The Senior Heritage Planner advised that the Committee had considered variance applications for this property at the last meeting. The owners are requesting feedback on the proposed addition and restoration of the existing dwelling, based on revised plans. The Committee supported the staff recommendation.

Heritage Markham Recommends:

That Heritage Markham has no objection to the design of the proposed addition and restoration of the existing heritage dwelling at 85 Main Street Unionville date stamped February 12, 2016; and,

That final review of the future Site Plan application for 85 Main Street Unionville be delegated to Heritage Section Staff, provided there are no significant deviations from the drawings date stamped February 12, 2016; and further,

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

CARRIED

- 25. Information**
Markham Heritage Estates
Markham Threatened Heritage Buildings Study
- Options for the Future (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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This matter was deferred to the next meeting due to the late hour. Staff were requested to place this early in the agenda.

Adjournment

The Heritage Markham Committee meeting adjourned at 11:00 PM.