

Heritage Markham Committee Meeting City of Markham

**February 10, 2016
Canada Room, Markham Civic Centre**

Members

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

Regrets

Staff

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

David Nesbitt, Chair, Chair, convened the meeting at 7:20 PM by asking for any disclosures of interest with respect to items on the agenda.

David Johnston disclosed an interest with respect to Item # 14, 85 Main Street, by nature of being the architect 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.

1. Approval of Agenda (16.11)

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

Heritage Markham Recommends:

That the February 10, 2016 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the January 13, 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 January 13, 2016 be received and adopted.

CARRIED

**3. Resignation of Committee Member
Evan Gelman (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning advised that Committee member Evan Gelman has resigned, and the Clerk's Department is working to have a replacement member appointed.

Heritage Markham Recommends:

That Heritage Markham Committee thanks Evan Gelman for serving on the Heritage Markham Committee, and for his interest and contribution to the protection and preservation of heritage resources in Markham.

CARRIED

**4. Ontario Heritage Conference
Stratford - St. Marys, May 12-14, 2016 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planner provided an overview of the Ontario Heritage Conference in Stratford – St. Marys in May, 2016, and encouraged Heritage members to attend. David Nesbitt expressed an interest in attending and the Committee approved the coverage of registration and mileage costs for Mr. Nesbitt to attend.

Heritage Markham Recommends:

That Heritage Markham approve covering the cost of registration and mileage for David Nesbitt to attend the Ontario Heritage Conference.

CARRIED

5. Heritage Permit Applications

Delegated Approvals:

Heritage Permits

93 John Street, Thornhill

10 Colborne Street, Thornhill (16.11)

File Numbers: HE 15 179499

HE 16 107630

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

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

CARRIED

6. Building or Sign Permit Applications

Delegated Approvals:

Building & Sign Permits

136 Main Street, Unionville

23 Water Street, Markham Village

171 Main Street North, Markham Village

60 Main Street North, Markham Village

101 Town Centre Blvd., Markham Centre

2 Valleywood Drive, South Buttonville (16.11)

File Numbers: 16 106165 SP

15 179508 PP

15 176497 HP

16 107762 AL

16 107501 AL

15 171909 NH

Extracts: R. Hutcheson, Manager of Heritage Planning

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. Site Plan Control Application
Pre-Consultation Request
6 Alexander Hunter Place
Detached Garage
Markham Heritage Estates (16.11)**
File Number: PRE 16 107639
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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Heritage Markham Recommends:

That due to the minor nature of the proposed garage at 6 Alexander Hunter Place, Heritage Markham delegates its review function to staff for the Site Plan Control application provided the design submitted substantially matches the drawings submitted at the Pre-Consultation stage.

CARRIED

- 8. Events
Doors Open Markham 2016:
Committee Minutes, January 28, 2016 (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

- 9. Metal Roofs
Markham Heritage Estates (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

That Heritage Markham Committee receive as information.

CARRIED

- 10. Information
Old House Guy Blog and Newsletter (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

That Heritage Markham Committee receive as information.

CARRIED

11. Correspondence: February, 2016 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

A Committee member suggested that Heritage Markham and other local associations support the Thornhill Festival. Discussion of this matter was deferred.

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Toronto Historical Association Newsletter, January, 2016
- b) Society for the Preservation of Historic Thornhill: February, 2016 Newsletter
(staff has full copy)
- c) CHO Newsletter - Winter 2016 (staff has full copy)

CARRIED

12. (Revised) Site Plan Control Application

St. Dimitrija's Church Addition

201 Main Street North

Markham Village Heritage Conservation District (16.11)

File Number: SC 14 127473

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Markham explained the proposal for a one storey rear addition to the church, and advised of revisions to the original design.

Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective to the revised elevations showing the new roof treatment for the low tower on the addition and two new windows for 201 Main Street North.

CARRIED

13. Heritage Permit Application

Exterior Cladding and Renovations

369 Main Street North

Markham Village Heritage Conservation District (16.11)

File Number: HE 16 108020

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning explained the unauthorized renovations for this Class C building. The owner advised he had not been aware that a Heritage Permit was required to make alterations to the structure. The Heritage Permit application has been made for exterior cladding and renovations to bring the property into compliance with the heritage conservation district designation.

The Committee discussed the history of the work at this property, the Building Permit and Heritage Permit processes, By-law Enforcement issues, replacement of the sign, and accessibility features. It was noted that a window had been filled in and a roof gable added above the main entrance.

Dr. John Baird, owner, addressed questions regarding past renovations, the gable roof, and the current permit application. Mr. Baird confirmed he had not been aware of the heritage status of the building and had been relying on contractors to fulfill the permit requirements. The sign will be replaced and will be subject to heritage review.

Staff noted that the applicant would be informed that any necessary requirements and approvals of other City Departments must be met, in addition to approval of a Heritage Permit.

Heritage Markham Recommends:

That Heritage Markham accepts the recently-completed alterations to the 1960s bungalow at 369 Main Street North, as displayed on February 10, 2016, as compliant with the policies and design guidelines of the Markham Village Heritage Conservation District Plan; and,

That a copy of the photograph dated February 10, 2016 be attached to the record of approval.

CARRIED

**14. Committee of Adjustment Variance Application
Minor Variance Application A/07/16
85 Main Street
Unionville Heritage Conservation District (16.11)**

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

David Johnston disclosed an interest with respect to Item # 14, 85 Main Street, by nature of being the architect 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 Manager of Heritage Planner reviewed the proposal for restoration work and a new rear and side addition and attached garage, and explained the required variance. A Site Plan Control Application is anticipated to be submitted soon; however, the Committee debated whether to support the Minor Variance prior to receiving the site plan elevation drawings.

The Committee discussed the restrictions and calculations regarding the adjacent ravine. David Johnston, representing the applicant, reviewed the due diligence by the owner, TRCA requirements, and the process to date.

Heritage Markham Recommends:

That Heritage Markham has no comment from a heritage perspective on the Minor Variance application for 85 Main Street, Unionville, but will have detailed comments and recommendations with respect to the proposed restoration of the heritage building and the additions to it at the Site Plan Control application stage, subject to preliminary acceptance of the site plan and elevation drawings by the Architectural Review Subcommittee.

CARRIED

**15. Zoning Amendment Application
180 Main Street North, Markham Village
Proposed Zoning Amendment to permit Professional Office
Boutique Health/Fitness Facility, Restaurant, Retail
and Residential Uses (16.11)**

File Number: ZA 15 109007

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

The Heritage Planner provided an overview of the proposed Zoning Amendment to permit professional (business) office, boutique health/fitness facility, retail service and restaurant uses in addition to residential uses. Staff do not support the retail uses or boutique health/fitness facility. A conceptual site plan was provided and reviewed.

Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective to the proposed zoning amendment for 180 Main St. N. to permit business office, restaurant and residential uses, as per the Markham Main Street Area Secondary Plan; and,

That parking be prohibited within the front yard.

CARRIED

**16. Information
Markham Heritage Estates
Options for the Future (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Due to the lateness of the hour, it was suggested that this item be deferred.

Heritage Markham Recommends:

That Heritage Markham Committee defer this matter to the next meeting.

CARRIED

- 17. Site Plan Control Application**
Proposed Remodeling and Second Storey Addition
3 Mayhew Lane
Markham Village Heritage Conservation District (16.11)
File Number: SC 16 175166
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Heritage Planner reviewed previous discussions at the Heritage Committee regarding remodeling of the existing dwelling at 3 Mayhew Lane, Markham Village, and the recommendations of the Architectural Review Subcommittee. Members of the Subcommittee explained their observations and recommendations.

Heritage staff recommend the current proposal be supported, as revised with complementary materials. The Committee considered appropriate design elements to complement the Heritage character of the neighbourhood and to comply with the Markham Village Heritage Conservation District Plan. The modern complementary aspect was discussed, and it was noted that the owner may wish to eliminate the faux heritage-style corner section. The massing and style were questioned as appropriate for the neighbourhood, however, the building had been approved in principle by Heritage Markham in January 2016, with a review of the cladding materials only, referred to the Architectural Review Subcommittee.

Keith Benjamin, architect for the applicant, was in attendance to answer any questions.

Heritage Markham Recommends:

That the architectural design of the proposed dwelling at 3 Mayhew Lane be referred to the local Councillor to work with the applicant, Heritage staff, and the City Architect, for a recommendation back to Heritage Markham.

CARRIED

- 18. Information Request**
Vacant Heritage Buildings
Extracts: R. Hutcheson, Manager of Heritage Planning
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A member of Council has requested that staff compile a list of vacant heritage building in Markham.

Adjournment

The Heritage Markham Committee meeting adjourned at 10:30 PM.