

Heritage Markham Committee Meeting City of Markham

January 13, 2016
Canada Room, Markham Civic Centre

Members

Councillor Valerie Burke
Julie Chapman
Jenny Chau
Graham Dewar
Anthony Farr
Evan Gelman
Councillor Don Hamilton (9:20)
David Johnston
Zuzana Zila
David Nesbitt, Chair
Templar Tsang-Trinaistich, Vice-Chair

Regrets

Evelin Ellison
Councillor Karen Rea

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, Senior Heritage Planner
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.

Graham Dewar disclosed an interest with respect to Item # 8, 5 Euclid Street, by nature of working with the applicant on 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
 - 7790 Ninth Line, 7784 Ninth Line, 6790 14th Avenue: Consent Application
- B) New Business from Committee Members
 - 61 Main Street, Unionville Heritage Conservation District

Heritage Markham Recommends:

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

CARRIED

2. **Minutes of the December 9, 2015
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 December 9, 2015 be received and adopted.

CARRIED

3. **Heritage Markham 40th Anniversary Book Project (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Committee acknowledged, with appreciation, the extensive effort and exceptional work by Ron Waine on Heritage Markham's 40th Anniversary Book project. A letter of appreciation will be sent to Mr. Waine on behalf of the Committee. The Committee requested that a copy of the letter be sent to the Mayor's office with the request that Mr. Waine be included in a future City recognition event. It was also suggested that Mr. Waine be considered for recognition at the Heritage Markham Awards of Excellence.

Heritage Markham Recommends:

That Heritage Markham offers its sincere appreciation and gratitude to Ron Waine, former member of Heritage Markham, for the countless volunteer hours he contributed to the development, co-ordination, administration and publication of the Heritage Markham 40th Anniversary Book, "Heritage in Markham – Celebrating 40 Years of Preservation Excellence."; and,

That a copy of the appreciation letter be sent to the Mayor's office with the request that Mr. Waine be included in a future City recognition event.

CARRIED

4. **1) Election of Chair and Vice Chair
2) Sub-Committees of Heritage Markham
3) Heritage Markham Representative - Other Committees (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Planner
-

The Chair reviewed the required appointments for the Heritage Committee sub-committees and other City committees. The Committee confirmed that the current Chair and Vice-Chair elected in October would continue for 2016.

Heritage Markham Recommends:

That David Nesbitt and Templar Tsang-Trinaistich be confirmed as Chair and Vice Chair of Heritage Markham for 2016 and shall hold office until a successor for each position is elected; and,

That the following members of Heritage Markham will comprise the permanent members of the Architectural Review Sub-Committee: David Nesbitt, Graham Dewar, and David Johnston; and,

That Julie Chapman and David Nesbitt are the Heritage Markham representatives on the Heritage Building Evaluation Sub-Committee, with David Johnston as an alternate; and,

That appointments to the Heritage Markham Awards of Excellence Sub-Committee not be made at this time; and,

That Heritage Markham confirms that David Johnston, David Nesbitt, and Don Hamilton are the Heritage Markham representatives on the Doors Open Committee; and further,

That Graham Dewar is the Heritage Markham representatives on the Main Street Markham Committee, with Zuzana Zila as an alternate.

CARRIED

5. Policy

Mandate of Heritage Markham Committee (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning reviewed the mandate of the Heritage Markham Committee, as a refresher for the members, and noting the importance of providing comments from a heritage perspective. The Committee discussed providing positive comments rather than a generic “no objection” recommendation; and the need to be consistent in decisions.

Heritage Markham Recommends:

That Heritage Markham Committee receive as information.

CARRIED

**6. Request for Feedback
25 Main Street Markham South
Linear Park Plan (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Irvine, Manager, Parks & Open Space Development
M. Alain, Parks Development Coordinator

Mr. Mathieu Alain from Open Space and Parks Planning gave a presentation to update the Committee on the proposed linear park plan for 25 Main Street Markham South. The Committee had indicated a preference for Concept # 1 and had provided several comments at a previous presentation. Mr. Alain summarized the feedback from the public and presented the updated proposal. The site location, surrounding uses, and existing and proposed elements and vegetation were discussed.

The Committee discussed the rationale for the redevelopment of the park, the installation of benches, and the type of plantings.

Heritage Markham Recommends:

That Heritage Markham Committee receive the presentation from Open Space and Parks Planning as information.

CARRIED

**7. Heritage Permit Application
4 Peter Street
Delegated Approvals:
Heritage Permits (16.11)**

File Number: HE 15 178309
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

- 8. Building or Sign Permit Applications**
41 Deanbank Drive, Thornhill
12 Station Lane, Unionville
174 Main Street, Unionville
5 Euclid Street, Unionville
209 Main Street, Unionville
329 Main Street North, Markham Village
329 Main Street North, Markham Village
Delegated Approvals: Building Demolition and Sign Permits (16.11)
File Number: 15 179159 DP
15 157272 HP
15 173366 AI
15 176482 HP
15 177592 SP
15 176568 HP
15 176589 DP
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Graham Dewar disclosed an interest with respect to Item # 8, for 5 Euclid Street, by nature of working with the applicant on 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, demolition and sign permits approved by Heritage Section staff under the delegated approval process.

CARRIED

- 9. Site Plan Control Application**
25 Fairway Heights Drive
Bayview Golf & Country Club Clubhouse Addition (16.11)
File Number: SC 15 163921
Extracts: R. Hutcheson, Manager of Heritage Planning
D. Brutto, Project Planner
-

Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective to the proposed addition to the clubhouse and patio at 25 Fairway Heights Drive.

CARRIED

**10. Site Plan Control Application
19 Victoria Avenue
Proposed Exterior Alterations (16.11)**

File Number: SC 15 177702

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

Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective to the proposed alterations to the single detached dwelling at 19 Victoria Avenue; and,

That Heritage Markham delegates final review of the site plan application to Heritage Section Staff, provided that there are no significant deviations from the plans dated stamped November 27, 2015; and further,

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

CARRIED

**11. Consent Application
2780 19th Avenue, Markham
404/19th Avenue Developments Inc.
Severance of Land (16.11)**

File Number: B/32/15

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

Heritage Markham Recommends:

That Heritage Markham continues to recommend a Heritage Easement Agreement as a condition of the consent application to protect the Alfred Read House.

CARRIED

**12. Information
116 Main Street, Unionville
Rear Yard Paving Issue (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive the update on 116 Main Street, Unionville, as information.

CARRIED

13. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Markham Historical Society: Remember Markham Newsletter, Fall 2015. Staff has full copy.
- b) Berczy Settlers Gazette: Newsletter, Fall 2015. Staff has a full copy. See page 8 for article on Heritage Markham's 40th Anniversary.

CARRIED

14. Site Plan Control Application

287 & 289 Main Street North

Proposed New Single Detached Dwellings and Detached Garages (16.11)

File Number: SC 15 147650

SC 15 176731

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

The Heritage Planner reviewed the previous discussions by Heritage Markham on this matter, and the findings of the Architectural Review Sub-Committee. Several suggested revisions to the plan were outlined; however, revised plans have not been submitted.

The Committee noted that the Sub-committee focused on the design of 289 Main Street and did not fully review the elevations of 287 Main Street, which have been altered from the design presented in May, 2015. Staff was requested to work with the applicant to revise the design for 287 Main Street to be more sympathetic to the design presented in May, 2015.

Heritage Markham Recommends:

That Heritage Markham Committee receive the recommendations from the Architectural Review Sub-Committee meeting; and,

That staff be requested to work with the applicant to revise the design for 287 Main Street to be more sympathetic to the design presented to Heritage Markham in May, 2015; and,

That Heritage Markham has no objection from a Heritage perspective to the proposed rectangular building footprint of the house at 289 Main St. N. provided the applicant's designer work with Heritage Section staff to revise certain architectural details such as

the style of windows and front entrance, and to change the proposed hipped roof to a gabled roof; and,

That the site plan applications for 287 and 289 Main St. N. be delegated to Heritage Section Staff for review, provided that the revisions recommended by Heritage Markham are implemented, and there are no significant deviations from the plans date stamped November 3, 2015; and further,

That the applicant enter into site plan agreements for the proposed dwellings containing the standard conditions regarding materials, colours, windows etc.

CARRIED

**15. Demolition Permit Application
4 Peter Street, Markham Village
Proposed Demolition of Existing Detached Garage
and New Detached Garage (16.11)**

File Number: DP 15 178373

SP 15 178346

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

The Senior Heritage Planner was identified as the applicant on this item, and he did not take part in the Committee's discussion on this matter.

The Heritage Planner provided an overview of the proposal. The Committee had no concerns. The applicants were in attendance to answer any questions.

Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective to the demolition of the existing rear yard detached garage at 4 Peter Street; and,

That Heritage Markham has no objection from a heritage perspective to the proposed new detached accessory building at 4 Peter Street; and,

That final review of the site plan application for the new accessory building be delegated to Heritage Section Staff, provided there are no significant deviations to the plans date stamped December 30, 2015; and further,

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

CARRIED

16. Site Plan Control Application
3 Mayhew Lane
Proposed Addition to and Alterations of Existing House (16.11)
File Number: SC 15 175166
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

The Heritage Planner explained the proposal for an addition to and alterations of the existing house at 3 Mayhew Lane, and discussed how the design conforms to the District Plan. Concept drawings and street view drawings were displayed. The site plan will ensure compliance with bird-friendly guidelines.

The applicants and the project architect were in attendance. The architect provided additional details of the proposal and discussed how it would fit into the heritage character of the neighbourhood.

The Committee discussed the architectural design highlights, the surrounding building styles, the extensive use of glass, and exterior colours and materials. Attention to the bird friendly guidelines was emphasized. This application was referred to the Architectural Review Sub-Committee, with delegated approval to staff to further review the extent and colour of glass to be used.

Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective to the alteration and addition to 3 Mayhew Lane provided that the cladding of the heritage style portion of the dwelling be revised from metal to an appropriate traditional wood, or pre-finished wood cladding; and,

That the application be referred to the Architectural Review Sub-Committee, with delegated approval to Heritage Section staff, provided there are no significant deviations from the plans reviewed by Heritage Markham; and further,

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

CARRIED

17. Plaques
Interpretive Plaques for Heritage Buildings in the
Markham Village Heritage Conservation District (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner described the Interpretive Plaques program, initiated by the Markham Village Conservancy, to raise awareness of heritage buildings. The Conservancy is requesting continued support for the program. Discussions included past attempts at initiating a similar program in Thornhill, through community efforts.

Heritage Markham Recommends:

That Heritage Markham supports the use of the Heritage Reserve Fund to provide financial assistance to the Markham Village Conservancy to continue their interpretive plaque project within the Markham Village Heritage Conservation District; and,

That funding of \$175 per plaque, with up to \$6,000 being allocated to the overall project, is recommended to be provided to the Markham Village Conservancy, subject to Council approval, to reflect the higher unit cost in 2016.

CARRIED

18. Information
Update on all “Studies/Projects Affecting Heritage Resources” (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning gave a brief status update for various studies and projects affecting heritage resources, and responded to questions from the Committee.

Heritage Markham Recommends:

That the update on Studies/Projects Affecting Heritage Resources be received as information.

CARRIED

19. Representative for new Historic Unionville Community Vision Committee
Main Street Unionville Community Vision Plan Implementation (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning provided an update on the Main Street Unionville Community Vision Plan Implementation, and the appointment of a Heritage Markham representative to the new Historic Unionville Community Vision Committee. Templar Tsang-Trinaistich agreed to participate.

Heritage Markham Recommends:

That Templar Tsang-Trinaistich be the Heritage Markham representative on the new Historic Unionville Community Vision Committee.

CARRIED

20. Information

Heritage Week 2016 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

21. New Business

Consent Applications

Committee of Adjustment

7790 Ninth Line, 7784 Ninth Line, 6790 14th Avenue (16.11)

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

The Manager of Heritage Planning explained that the previously approved Consent applications have lapsed and require a new Committee of Adjustment approval. Staff reviewed recommended conditions.

The Committee discussed tree replacement. Staff advised that Urban Planning staff will review tree preservation and replacement issues as part of the development process.

Heritage Markham Recommends:

That Heritage Markham Committee has no objection from a heritage perspective subject to the following conditions:

- Designation of the existing heritage dwelling (7790 Ninth Line) under Part IV of the Ontario Heritage Act; and,
- Entering into a Heritage Easement Agreement with the City of Markham to protect the heritage dwelling; and,
- Entering into a Site Plan Agreement for the relocation, restoration, and any new construction (additions, garage) affecting the heritage dwelling.

CARRIED

22. 61 Main Street, Unionville Heritage Conservation District (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
T. Wilkenson, By-law Enforcement

The Committee requested that staff look into the status of the prolonged construction at 61 Main Street, Unionville Heritage Conservation District.

Adjournment

The Heritage Markham Committee meeting adjourned at 9:40 PM.