

**Heritage Markham Committee Meeting
City of Markham**

September 9, 2015

Canada Room, Markham Civic Centre

Members

Councillor Valerie Burke
Julie Chapman
Graham Dewar
Evelin Ellison
Anthony Farr
Evan Gelman
Councillor Don Hamilton
David Johnston
Councillor Karen Rea
Templar Tsang-Trinaistich

Regrets

Jenny Chau
David Nesbitt, Vice-Chair

Staff

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

Regan Hutcheson, Manager, Heritage Planning, advised that the Chair has resigned and the Vice-Chair is absent. The Committee agreed to defer the election of a new Chair until the Vice-Chair is present. The Committee appointed Councillor Don Hamilton as Interim-Chair for this meeting.

Councillor Don Hamilton, Interim-Chair, convened the meeting at 7:23 PM by asking for any disclosures of interest with respect to items on the agenda.

Anthony Farr disclosed an interest with respect to Item # 6, 34 Colborne Street, Thornhill, by nature of owning the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Templar Tsang-Trinaistich disclosed an interest with respect to Item # 13, 12 Peter Street, by nature of being related to the owner, 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) New Business from Committee Members
- Thornhill Festival
 - Armstrong Homestead House
 - In-camera matter in accordance with Section 239 (2) of the Municipal Act, [Section 239 (2) (b)] - Personal matters about an identifiable individual, including municipal or local board employees

Heritage Markham Recommends:

That the September 9, 2015 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the August 12, 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 August 12, 2015 be received and adopted.

CARRIED

3. Resignation of Barry Martin (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Gold, Council/Committee Co-ordinator

The Committee agreed to defer this matter to the next Heritage Committee meeting.

Heritage Markham Recommends:

That Heritage Markham Committee defers the matter of the resignation of Barry Martin to the October, 2015 Heritage Markham meeting.

CARRIED

4. Election of Heritage Markham Committee Chair (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Gold, Council/Committee Co-ordinator

The Committee agreed to defer this matter to the next Heritage Committee meeting.

Heritage Markham Recommends:

That the election of the Chair and Vice-Chair of Heritage Markham be deferred to the October, 2015 meeting.

CARRIED

5. Heritage Permit Application

149 John Street, Thornhill

Driveway Entrance Gate

File Number: HE 15 169425

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

The Heritage Planner reviewed previous discussions by the Committee regarding a gate that had been installed without a permit at 149 John Street, Thornhill. The owners have submitted an application to permit the installation and it is before the Committee for consideration at this time. Staff referred to the relevant sections of the Thornhill Heritage Conservation District Plan.

Shakiba and Massood Mashadi, owners, made a deputation to display photographs of the gate and to explain that the reason for the installation of the gate is for security and protection against theft. Ms. Mashadi advised that there is evidence that a gate had previously existed and that there is another dwelling on the street with a similar gate. Staff have not been able to locate any archival photographic evidence of a previous gate, to date.

The Committee discussed security issues and the rational for prohibiting driveway gates in the community. Staff was requested to search for evidence of a previous gate.

Heritage Markham Recommends:

That Heritage Markham defers the Heritage Permit Application for a driveway entrance gate at 149 John Street, to the next Heritage Committee meeting, to allow staff to research what type of gate may have originally been installed at 149 John Street.

CARRIED

6. Heritage Permit Applications

34 Colborne Street, Thornhill

144 Main Street, Unionville

237 Main Street Unionville

377 Main Street Unionville

File Numbers: HE 15 169709

HE 15 162377

HE 15 169306

HE 15 162811

Delegated Approvals: Heritage Permits (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Anthony Farr disclosed an interest with respect to Item # 6, 34 Colborne Street, Thornhill, by nature of owning the property, 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. Building or Sign Permit Applications

11 Victoria Avenue, Unionville

209 Main Street Unionville

56 Main Street North, Markham Village

32 Main Street North, Markham Village

32 Main Street North, Markham Village

9350 Main Street North, Markham Museum

9680 Ninth Line, Greensborough Community

File Numbers: 15 159421 HP

15 167713 AL

15 168554 AL

15 165731 AL

15 167355 AL

15 168529 NH

15 168879 SP

Delegated Approvals: Building Permits and Sign Permits (16.11)

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

**8. Zoning By-law Amendment Application
Draft Plan of Subdivision**

Kai Tak International Investment Inc.

Stiver Tenant House

9721 Kennedy Road (16.11)

File Numbers: ZA 14 134440 (Revised)

SU 14 134440 (Revised)

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

Heritage Markham Recommends:

That Heritage Markham supports the zoning amendment and subdivision applications for 9721 Kennedy Road as revised to show the Stiver Tenant House relocated closer to its existing, original site on the understanding that the standard Conditions of Draft Approval will include the requirements for a restoration plan and site plan to be submitted and approved by the City, as well as other heritage requirements such as obtaining a Heritage Easement Agreement and a Markham Remembered interpretive plaque; and,

That as part of a future Site Plan Control application relating to the development, the applicant be asked to provide building elevations, drawn to scale, to illustrate how the Stiver Tenant House will relate to the architectural style and massing of the attached townhouses for review and comment by Heritage Markham.

CARRIED

9. Events

Doors Open Markham Committee

Minutes: August 20, 2015 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

10. Heritage Permit Application
36 John Street, Thornhill
Proposed Standing Seam Metal Roof
File Number: HE 15 169304 (16.11)

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

The Committee consented to reconsider this matter, as it had been addressed in the Consent Agenda, and the applicant wished to make a deputation.

The Heritage Planner advised that the applicant proposes to install a new black painted standing seam metal roof to replace the existing black asphalt shingle roof. Staff advised that this building is a Class A building, and that the Thornhill Heritage Conservation District Plan encourages the restoration of roofs to their original cladding, if known, or to use the most commonly used historical roof cladding, which in this case, is cedar shingles.

David Lung, owner, made a deputation to explain the quality and characteristics of the proposed roof, and displayed photographs of heritage buildings with similar roof materials, including some in Markham. Mr. Long discussed the problem with squirrels getting into the roof. Staff responded that the use of this material is generally acceptable for accessory buildings, only. It was noted that black is not a practical colour for a roof from an environmental perspective.

Heritage Markham Recommends:

That Heritage Markham refers the Heritage Permit Application for 36 John Street, Thornhill to the Architectural Review Sub-Committee, with delegated authority to make a decision, conditional on a quorum of five Heritage Committee members being present.

CARRIED

**11. Committee of Adjustment Variance Application
Minor Variance Application
3 Rouge Street, Markham Village
Reduced Setback for Existing Garage
File Number: A/122/15 (16.11)**

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

Heritage Markham Recommends:

That Heritage Markham has no objection to the requested variance to permit a minimum rear yard setback of 2.95 ft for the existing accessory building at 3 Rouge St.; and,

That final review of the Variance Application A/122/15 be delegated to Heritage Section staff.

CARRIED

**12. Site Plan Control Application
55 Rouge Street, Markham Village
Proposed New Single Detached House
with Attached Garage
File Number: SC 15 165788 (16.11)**

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

The Heritage Planner introduced this matter, advising that the previous application for a new house at 55 Rouge Street, Markham Village, has been revised, with a new owner. Updated drawings were provided to the Committee. Staff reviewed the key design features and indicated that they have no objection to the current proposal.

George and Adina Balaban, owners, were in attendance to answer any questions. They confirmed that the large tree in the yard will be preserved. The Committee questioned if the garage is included in the GFA, and the applicant's architect will confirm this.

Heritage Markham Recommends:

That Heritage Markham has no objection to the revised design of 55 Rouge St. and delegates final review of the Site Plan Control application to Heritage Section Staff, provided Minor Variances are not required; and,

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

CARRIED

13. Committee of Adjustment Variance Application
12 Peter Street, Markham Village
Proposed Addition to a Heritage House and
New Accessory Building
File Number: A/121/15 (16.11)

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

Templar Tsang-Trinaistich disclosed an interest with respect to Item # 13, 12 Peter Street, by nature of being related to the owner, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Heritage Planner explained the proposal for an addition to the heritage house and a new accessory building at 12 Peter Street. The staff review has not been completed at this time.

Danny Tsang, owner, advised that the required information has now been submitted to staff for review. The Committee agreed to defer this matter until the next meeting, to allow a complete review of the proposal submitted.

Heritage Markham Recommends:

That Heritage Markham defers the application for variances for 12 Peter St. to the next Heritage Committee meeting.

CARRIED

14. Committee of Adjustment Variance Application
27 Princess Street, Markham Village
Proposed New House and Detached Garage
File Number: A/116/15 (16.11)

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

The Heritage Planner advised that the proposal for a new house and detached garage at 27 Princess Street has been revised to address tree preservation issues and objections from the adjacent neighbour. The Committee was provided with updated drawings. It was noted that the staff report is only dealing with the variances at this time, as the site plan application has not yet been submitted.

Mr. and Mrs. Ware, applicants, and their representative, Kevin Criarbi, were in attendance and advised that the new house will have the same front yard setback as the existing house, and is comparable to the neighbour's house.

Rick Talbot, adjacent property owner of 25 Princess Street, expressed concern for the 4-foot sideyard setback proposed for the detached garage with respect to fire protection access, proximity to his fuel tank, water run-off, and the amount of driveway asphalt. Mr. Talbot considers the proposal to have negative impacts on his property.

The Committee discussed the streetscape and the relation of the setback of the proposed house to the adjacent house, tree preservation, using permeable materials for the driveway, and general site plan issues. Discussions included the possible removal of a tree to enable the dwelling to be sited further back, and relocating the garage further from the sideyard property line.

Heritage Markham Recommends:

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling and detached garage at 27 Princess St.; and,

That Heritage Markham has no objection to the requested variances to permit a maximum building depth of 20.3m for the proposed dwelling, and a maximum building height of 16 ft for an accessory building as shown in the revised site plan drawing, provided that the sideyard setback of the garage is increased to a minimum of six feet, but does not support any variance for a reduced side yard setback for the proposed house; and,

That Heritage Markham generally supports the architectural design, form and massing of the proposed house at 27 Princess St., as per the revised drawings provided at the Heritage meeting of September 9, 2015; and further,

That Heritage Markham delegates final review of the Site Plan application for the proposed new house to Heritage Section staff, including consideration of permeable materials for the driveway and night sky friendly exterior lighting.

CARRIED

15. Heritage At Risk

Heritage At Risk Sub-Committee (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner provided an update on the Heritage At Risk Sub-Committee and advised that additional members are required if this initiative is to proceed. Staff noted that By-law Enforcement staff are preparing a by-law that would help protect vacant buildings.

Heritage Markham Recommends:

That the following members of Heritage Markham will serve on the re-instated Heritage At Risk Sub-Committee: David Johnston, Templar Tsang-Trinaistich, Anthony Farr, and Graham Dewar.

CARRIED

16. Special Event

Heritage Markham 40th Anniversary Book Project (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning provided an update on the Heritage Markham 40th Anniversary Book Project. The size of the book has increased to 120 pages, and the cost has increased.

Heritage Markham Recommends:

That Heritage Markham has no objection to an additional allocation of \$750.00 from the 2015 Heritage Markham Budget to the 40th Anniversary Book Project; and,

That Heritage Markham has no objection to charging a nominal fee for copies of the Heritage Markham Anniversary book that are not distributed as part of the free celebratory gift program.

CARRIED

17. Special Event

Heritage Markham 40th Anniversary Event (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning explained the options to celebrate the 40th Anniversary Event and reviewed the types of celebration events for previous anniversaries. It was suggested that the program options be e-mailed to Committee Members for further input.

Heritage Markham Recommends:

That Heritage Markham will hold a stand-alone, Heritage Markham 40th Anniversary event as follows:

- Date- Wednesday, October 28, 2015
- Location – Heintzman House
- Program – Book Launch

And That the following members will comprise the 40th Anniversary Event Sub-Committee to help staff plan and execute the event:

- Evelin Ellison.

CARRIED

18. Doors Open Markham 2015

Event Date - Saturday, September 19, 2015 (16.11)

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

The Senior Heritage Planner gave an update on the Doors Open Event, noting that additional helpers are required. Graham Dewar and Councillor Don Hamilton volunteered to assist.

Heritage Markham Recommends:

Receive as information.

CARRIED

19. New Business

Thornhill Festival (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee was reminded that the Thornhill Festival is being held the same day as the Doors Open event, and Heritage Markham Committee members were encouraged to participate in the Festival.

20. New Business

Armstrong Homestead House (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Graham Dewar displayed a photograph of the Armstrong Homestead house on Captain Armstrong Lane, Markham, and described the significant heritage features and well-preserved condition of the building. The owners have offered to tour Heritage Markham members through the property. Graham Dewar will make arrangements.

21. New Business

In-Camera Matter

Personal matters about an identifiable individual, including municipal or local board employees (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That, in accordance with Section 239 (2) of the Municipal Act, the Heritage Markham Committee resolves into an in-camera session to discuss the following confidential matter:

[Section 239 (2) (b)] - Personal matters about an identifiable individual, including municipal or local board employees

CARRIED

Heritage Markham Recommends:

That the Heritage Markham Committee rise and report from the in-camera session at 10:15 PM.

CARRIED

There was no business to report from the in-camera session.

Adjournment

The Heritage Markham Committee meeting adjourned at 10:15 PM.