

Heritage Markham Committee Meeting City of Markham

**July 8, 2015
Canada Room, Markham Civic Centre**

Members

Councillor Valerie Burke
Julie Chapman
Jenny Chau
Graham Dewar
Evelin Ellison
Anthony Farr
Evan Gelman
Councillor Don Hamilton
David Johnston
Barry Martin, Chair
David Nesbitt, Vice-Chair
Councillor Karen Rea
Templar Tsang-Trinaistich

Regrets

Staff

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

Barry Martin, Chair, convened the meeting at 7:20 PM by asking for any disclosures of interest with respect to items on the agenda. David Nesbitt, Vice-Chair, assumed the Chair for Item # 14.

Graham Dewar disclosed an interest with respect to Item # 4, 6 Aileen Lewis Court, 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.

Councillor Valerie Burke disclosed an interest with respect to Item # 6, 26 Colborne Street, by nature of being the owner, and did not take part in the discussion of or vote on the question of the approval of this matter.

Barry Martin disclosed an interest with respect to Item # 14, 24 Maple Lane, by nature of having a business contract with 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:
- 40th Anniversary Booklet
 - Heritage Cottages, Union Villa
 - Heritage At-Risk Sub-Committee
 - PanAm Torch Bearer

Heritage Markham Recommends:

That the July 8, 2015 Heritage Markham Committee agenda be approved.

CARRIED

2. New Member - Heritage Markham (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Evelin Ellison was welcomed to the Committee and introductions were made.

Heritage Markham Recommends:

That Heritage Markham receive the information regarding the Council appointment to the Heritage Markham committee and that Evelin Ellison be welcomed to the committee.

CARRIED

3. Minutes of the June 10, 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 June 10, 2015 be received and adopted.

CARRIED

4. Request for Feedback
6 Aileen Lewis Court
Interior Alterations to Designated Features
Udell-Hamilton House
Markham Heritage Estates (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner

Graham Dewar disclosed an interest with respect to Item # 4, 6 Aileen Lewis Court, 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.

The Senior Heritage Planner provided background information on the proposed interior alterations for 6 Aileen Lewis Court. It was explained that the floors, trim and interior doors are designated features.

Mr. Stephano Johns made a deputation to explain that he had purchased this property with the understanding that only exterior renovations would be subject to Heritage Permits, and that the interior was not subject to any heritage controls. Mr. Johns displayed photographs indicating the conditions of the interior, and advised that he is working with Markham staff to ensure the renovations are appropriate; however there are issues with the flooring and interior doors that need to be addressed. Mr. Johns would like to replace the floors.

Staff confirmed that the building is subject to a Heritage Easement, and advised that significant interior features such as the doors, floors, and trim are protected and need approval for any alterations.

Graham Dewar spoke on behalf of Mr. Johns with suggestions for alterations for consideration by the Committee. The Committee discussed the Heritage Easement and made recommendations regarding the use of salvaged boards and other suggestions. It was agreed to refer this to the Architectural Review Sub-Committee and it was recommended that pictures be taken for documentation purposes, during the site visit.

Heritage Markham Recommends:

That Heritage Markham receive the deputation by Stephano Johns, owner of 6 Aileen Lewis Court, regarding his desire to replace the existing wood flooring; and,

That the interior alterations for 6 Aileen Lewis Court be referred to the Architectural Review Sub-Committee for a site visit, with delegated authority to approve a recommendation on behalf of Heritage Markham.

CARRIED

5. Studies/Projects

Linear Park Concepts

25 Main Street Markham South (East Side) (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Irvine, Manager, Parks & Open Space Development
M. Behrooz, Project Manager, Park Development

Morteza Behrooz, Project Manager, Park Development, gave a presentation regarding the linear park design for 25 Main Street Markham South (east side). Location maps, existing conditions, and draft concept plans were displayed.

Committee members provided comments with respect to consistency with the proposed park at the Library Square, and the need for benches to assist walking seniors. It was suggested that the project may not warrant excessive spending as it is not a gathering location. A community meeting will be held prior to making a decision.

Heritage Markham Recommends:

That Heritage Markham Committee prefers the Horticultural Approach from a heritage perspective, subject to input from the residents; and,

That the parkette utilize the street furniture selected for the Main Street corridor (benches, waste containers) for design consistency; and further,

That Heritage Markham recommends the introduction of a Markham Remembered interpretive plaque in the parkette to celebrate the history of this area of Markham Village (valley industries, etc).

CARRIED

6. Building or Sign Permits Applications

26 Colborne Street, Thornhill

23 Victoria Avenue, Unionville

237 Main Street, Unionville

12 Station Lane, Unionville

30 Wales Avenue, Markham Village

6 Heritage Corners Lane, Markham Heritage Estates

6 Heritage Corners Lane, Markham Heritage Estates

3 Heritage Corners Lane, Markham Heritage Estates

14 Alexander Hunter Place, Markham Heritage Estates

Delegated Approvals: Building Permits (16.11)

File Numbers: 15 161604 HP

11 131919 HP

15 154755 HP

15 157272 HP

08 131418 HP

15 160605 HP

15 160605 001 HP

15 160767 HP

15 161621 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

Councillor Valerie Burke disclosed an interest with respect to Item # 6, 26 Colborne Street, by nature of being the owner, 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

7. **Heritage Permit Applications**
33 Colborne Street, Thornhill
15 Colborne Street, Thornhill
124 Main Street, Unionville
268 Main Street, Unionville
154 Main Street, Unionville
248 Main Street, Unionville
105 Main Street, Unionville
4496 Highway 7 E, Unionville
10 Heritage Corners Lane, Markham Heritage Estates
10 Heritage Corners Lane, Markham Heritage Estates
Delegated Approvals: Heritage Permits (16.11)

File Numbers: HE 15 159990

HE 15 160374

HE 15 159582

HE 15 159587

HE 15 159588

HE 15 159974

HE 15 159979

HE 15 159217

HE 15 159414

HE 15 160884

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. **Committee of Adjustment Variance Application**
161 Main Street, Unionville
File Number: A/79/15
Request for Ground Floor Office Use (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

R. Punit, Secretary-Treasurer, Committee of Adjustment

Heritage Markham Recommends:

That Heritage Markham Committee has no objection to the variance from a heritage planning perspective.

CARRIED

**9. Heritage Permit Application
105 Main Street, Unionville
Siding Replacement
File Number: HE 15 159984 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the applicant remove a sufficiently large section of siding to better determine the condition of the underlying structure and the feasibility of salvaging undamaged existing historic siding; and,

That in the interest of the long-term preservation of the heritage building, if further exploratory work reveals that the removal of the existing siding is necessary to properly address underlying issues, that if possible, enough undamaged existing historic siding be salvaged to re-clad the front (west) wall while on the other walls new wood cladding that replicates the width, joint detail and finish of the existing historic wood siding be installed; and,

That if it is not possible to salvage any of the existing historic siding, as determined in consultation with Heritage Section staff, the entire building be re-clad in new wood cladding that replicates the width, joint detail and finish of the existing historic wood siding; and,

That in the process of installing salvaged or new wood siding, the wood trim around windows and doors be built out to address the additional cladding thickness due to strapping, and that the soffits be restored to wood; and further,

That the vinyl siding of the east wall of the heritage building be re-sided with wood siding to match the other walls of the heritage building.

CARRIED

10. Building or Sign Permit Application

7703 Kennedy Road

Proposed Alterations to a Heritage Dwelling (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

The Heritage Planner provided background information on the history of this property with respect to previous alterations and current proposals. The application is not ready to proceed at this time, and will be back before the Committee at a future meeting.

Heritage Markham Recommends:

That Heritage Markham receives as information.

CARRIED

11. Zoning By-law Amendment Application

1307306 Ontario Ltd. & 1307307 Ontario Ltd.

7186 11th Concession

Facilitate Future Lot Severances

File Number: ZA 15 152217 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

S. Corr, Planner

The Manager of Heritage Planning advised that the applicant is requesting deferral of this matter.

Heritage Markham Recommends:

That Heritage Markham Committee defer consideration of the application for 7186 11th Concession to its August meeting.

CARRIED

12. Request for Feedback

9390 Markham Road

Potential Relocation of Heritage Building (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Fu, Director, Asset Management
L. Irvine, Manager, Parks & Open Space Development
D. Pearce, Manager of Real Property

The Manager of Heritage Planning gave a presentation on the history of the municipally-owned Raymer-Wambold House at 9390 Markham Road, its designation and temporary relocation, its current condition, park development concepts, and options for preservation and relocation. The criteria for relocation to Markham Heritage Estates was reviewed.

The Committee considered the staff recommendation for further exploration of on-site retention, potential uses (public and private), and discussed the City's responsibility as to complying with municipal heritage and Official Plan policies.

Heritage Markham Recommends:

That Heritage Markham Committee recommends that Council demonstrate proper stewardship of the municipally-owned Raymer-Wambold House at 9390 Markham Road by directing staff to fully pursue options that retain the heritage resource on-site (retention somewhere on the existing property and used by the private sector through lease or sale) prior to considering the concept of relocation of the building to Markham Heritage Estates subdivision.

CARRIED

13. Site Plan Control Application

23 Water Street, Markham Village

Revisions to Elevations

File Number: SC 12 132315 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning explained the proposed revisions to the elevations for the Site Plan approved by Heritage Markham in 2012, for 23 Water Street. Staff reviewed the heritage design details and indicated the design would be compatible with the Markham Village character. The Committee discussed the roof line and debated the preferred design versus the original design.

Heritage Markham Recommends:

That Heritage Markham Committee has no objection to the revised elevations as proposed for 23 Water Street; and,

That Heritage Markham refers final approval of the design details for the proposed townhouse development at 23 Water St. to Heritage Section Staff, provided that there are no significant changes to the concept presented to the Heritage Markham Committee dated July 8, 2015.

CARRIED

14. Demolition Permit Application
Barn Demolition - Update
24 Maple Lane
Unionville Heritage Conservation District
File Number: 14 133286 DP (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

David Nesbitt, Vice-Chair, assumed the Chair for Item # 14.

Barry Martin disclosed an interest with respect to Item # 14, 24 Maple Lane, by nature of having a business contract with the owner, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Senior Heritage Planner provided an update on this matter and advised of the Council decision to approve the demolition for the barn at 24 Maple Lane after receiving two structural engineering assessment reports. The Committee discussed the loss of a significant barn feature and pro-active options to prevent demolition by neglect. Staff advised of property standards enforcement practices and the limitation of staff resources.

Heritage Markham Recommends:

That Heritage Markham receive the update on the barn demolition permit application for 24 Maple Lane as information.

CARRIED

15. Request for Feedback
Signs for Historic Cemeteries
Heritage Conservation Districts & Listed Properties (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
D. Flaherty, Corporate Communications

The Senior Heritage Planner advised that the City of Markham owns 12 heritage cemeteries, and the Markham Cemetery Board and Corporate Communications is in the process of developing a standardized signage design. The Committee reviewed the sample design and indicated no objections, and suggested the design be recommended for use in private heritage cemeteries when possible, as well.

Heritage Markham Recommends:

That Heritage Markham supports the design for the proposed historic cemetery signage, and recommends that for cemeteries within the City's four heritage conservation districts, the colour palette reflect the approved colour scheme for entry signs and street signs; and

That each cemetery be provided with only one sign, unless it is deemed to require more than one; and further,

That the colour samples be brought back to Heritage Markham for review.

CARRIED

16. New Business

40th Anniversary Booklet (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning provided an update on the 40th Anniversary Booklet, with respect to the booklet details, project timing, budget, and layout. A list of candidate projects was reviewed.

Heritage Markham Recommends:

That Heritage Markham supports the selection of the quote from Lighthouse Press for the 40th Anniversary Book Project and has no objection to the expenditure of funding for the project to an upset limit of \$8,000.

CARRIED

17. New Business

Heritage Cottages, Union Villa, Highway 7 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee was advised that the residential cottages behind Union Villa on Highway 7, are proposed to be demolished.

18. New Business

Heritage At-Risk Sub-Committee (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed reinstating the Heritage At-Risk Sub-Committee. Staff were asked to bring forward information on the issues and options going forward.

Heritage Markham Recommends:

That staff be requested to bring forward information and options on the protection of at-risk heritage properties; and,

That the Heritage At-Risk Sub-Committee be reinstated.

CARRIED

19. New Business

PanAm Torch Bearer (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee congratulated Jenny Chow for her accomplishment as a PanAm Torch bearer on Main Street Unionville.

Adjournment

The Heritage Markham Committee meeting adjourned at 9:52 PM.