

Heritage Markham Committee Meeting City of Markham

**August 12, 2015
Canada Room, Markham Civic Centre**

Members

Councillor Valerie Burke
Jenny Chau
Graham Dewar
Evelin Ellison
Anthony Farr
Councillor Don Hamilton
David Johnston
David Nesbitt, Vice-Chair
Barry Martin, Chair
Councillor Karen Rea

Regrets

Julie Chapman
Evan Gelman
Templar Tsang-Trinaistich

Staff

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

Graham Dewar disclosed an interest with respect to Item # 8, 6 Aileen Lewis Court, by nature of representing the applicant, 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.

David Nesbitt disclosed an interest with respect to Item # 14, 8402 Steeles Avenue by nature of representing the applicant, 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.

David Johnston disclosed an interest with respect to Item # 18, 42 George Street, Markham Village, by nature of being the architect for the applicant, 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.

Graham Dewar disclosed an interest with respect to Item # 19, 29 Jerman Street, Markham Village, by nature of representing the applicant, and did not take part in the discussion of or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Item # 19, 29 Jerman Street, Markham Village, by nature of being the architect for the applicant, 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
 - Additional information, 9286 Kennedy Road
 - 6 Aileen Lewis Court
- B) New Business
 - Variance Application, 27 Princess Street, Markham Village
 - Funding for Markham Projects

Heritage Markham Recommends:

That the August 12, 2015 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the July 8, 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 July 8, 2015 be received and adopted.

CARRIED

**3. Request for Feedback
Studies/Projects
Main Street Markham North Revitalization
Proposed Changes to Pedestrian Crossing Material (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
A. Brown, Director of Engineering
A. Cachola, Sr. Manager, Infrastructure & Capital Projects
D. Foong, Capital Works Engineer
S. Campbell, Manager, Development - East

Alan Brown, Director of Engineering, and Daniel Foong, Capital Works Engineer, were in attendance to discuss problems arising from the installation of pavers in the pedestrian crossings on Main Street North, and the options available. Engineering staff are considering the use of coloured impressed asphalt in place of the individual pavers at the Centre Street and William Street pedestrian crossings. Discussions are ongoing to resolve issues, and staff will report back at a future meeting.

The Committee requested an update on concerns regarding the imprinted, coloured asphalt treatment in the pedestrian crossing at Highway 7 and Woodbine Avenue.

Heritage Markham Recommends:

That Heritage Markham receive the presentation by Alan Brown, Director of Engineering, and Daniel Foong, Capital Works Engineer, regarding proposed changes to pedestrian crossing material at Main Street Markham North.

CARRIED

**4. Site Plan Control Application
79 Main Street North Markham Village
Proposed Alterations and Veranda
File: SC 15 166958 (16.11)**

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

The Senior Heritage Planner explained the proposed alterations and veranda for 79 Main Street N. An archival photograph was displayed. Staff reviewed the Markham Village Heritage Conservation District Plan policies with respect to this Class A building, requiring accurate replications.

Shane Gregory, representing the applicant, added technical information regarding the proposed alterations. Caroline Mason, owner, advised that the property is difficult to lease, and wishes to bring the footprint forward to provide a street presence for the building and potential business use.

The Committee discussed the dilemma of supporting a vibrant commercial district. Discussions included options for signage, the bump-out of the veranda, the roof gable, and the slope of the roof.

Heritage Markham Recommends:

That Heritage Markham does not support the proposed gable on the main roof, and new veranda at 79 Main St. N. as proposed; and,

That Heritage Markham recommends that the architectural details of the proposed veranda be revised to replicate the architectural details shown in the archival photograph of 79 Main St. N.; and,

That Heritage Markham would support a Commercial Façade Improvement Grant application to replicate the veranda based on the architectural details found in the archival photograph of 79 Main St. N.; and further,

That final review of any development application required to permit the replication of the original veranda be delegated to Heritage Section Staff.

CARRIED

5. Building or Sign Permit Applications

28 John Street, Thornhill

146 John Street, Thornhill

19 Victoria Avenue, Unionville

9350 Markham Road, Markham Museum

9350 Markham Road, Markham Museum

60 Main Street North, Markham Village

File Numbers: 12 113570 HP

15 158298 HP

15 161714 HP

15 163889 NH

15 165416 NH

15 165863 SP

Delegated Approvals: Building 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

6. Heritage Permit Applications

27 John Street, Thornhill

15 Library Lane, Unionville

10 Heritage Corners Lane, Markham Heritage Estates

File Numbers: HE 15 163664

HE 15 165195

HE 15 163093

Delegated Approvals: Heritage Permits (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee had brief questions regarding 15 Library Lane.

Heritage Markham Recommends:

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

CARRIED

**7. Site Plan Control Application
3 Franklin Street, Markham Village
Siding Issue**

File Number: SC 14 118344 (16.11)

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

Heritage Markham Recommends:

That subject to the owner confirming in writing that they will restore the segmentally-headed door and window openings on all visible sides of the heritage house, with segmentally-headed, historically accurate sash, Heritage Markham agrees that the original siding found on the north and west walls of the heritage house may be carefully removed, with pieces in good condition salvaged for re-installation on all or part of the front wall, depending on the amount of good material remaining; and,

That any new replacement siding on the heritage house match the original siding in terms of the bead joint, random width and smooth texture.

CARRIED

**8. Site Plan Control Application
6 Aileen Lewis Court
Interior Renovations and Proposed Garage
File Number: SC 04 010988 (16.11)**

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

Graham Dewar disclosed an interest with respect to Item # 8, 6 Aileen Lewis Court, by nature of representing the applicant, 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 Senior Heritage Planner reviewed previous discussions at Heritage Markham in July, 2015, regarding this property, advising that previous issues have been addressed. Proposed elevations for a garage were reviewed and the Committee had no objection to the third bay as it was recessed from the front elevation.

Graham Dewar, representing the applicant, and Stephano Johns, applicant, were in attendance to answer questions, and to confirm that issues have been resolved.

Heritage Markham Recommends:

That in consideration of the need to reinforce the floor structure of the heritage building at 6 Aileen Lewis Court, Heritage Markham supports the temporary removal of the existing pine flooring on the condition that pine flooring in good condition be salvaged for re-installation in the main rooms on the ground floor, starting with the large room on the east side of the house, and continuing as far as possible into the west large room on the west side (acknowledging that some of the kitchen area may be tiled); and,

That in accordance with the heritage designation, heritage easement and site plan agreement, the panelled doors be reinstalled in their as-found positions as part of the renovation, or when necessary, positioned elsewhere in the house; and,

That a follow-up site visit by staff and Heritage Markham be carried out to resolve any issues that may come up during the course of the renovations concerning the re-installation of flooring, trim and doors; and further,

That final review and approval of the proposed garage be delegated to Heritage Section Staff.

CARRIED

9. Information

4561 Highway 7, Unionville

Unauthorized Work - Bollards (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
S. Marsh, Senior Planner, Urban Design
C. Alexander, Acting Manager, By-law Enforcement &
Regulatory Services

Staff confirmed that the property is an individually designated heritage property.

Heritage Markham Recommends:

That Heritage Markham Committee receive as information; and,

That if the owner of 4561 Highway 7 wishes to relocate the bollards onto the private property, the matter is to be referred to Heritage Markham Committee as the property is individually designated under the Ontario Heritage Act and subject to a Heritage Easement Agreement.

CARRIED

- 10. Request for Feedback**
149 John Street, Thornhill
Driveway Entrance Gate Installed Without Approval (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Heritage Markham Recommends:

That Heritage Markham does not support a heritage permit application to permit the existing gate installed without City approval at 149 John St.

CARRIED

- 11. Doors Open Markham**
Minutes of July 16, 2015 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

- 12. Correspondence (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Committee questioned the Historic Unionville Book Launch, Stiver Mill, with respect to the timing of the Doors Open event.

The process for submitting nominations for the 2015 Lieutenant Governor's Awards was discussed.

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Architectural Conservancy of Ontario: ACORN in a Nutshell Newsletter, July 7, 2015
- b) Architectural Conservancy of Ontario: ACORN in a Nutshell Newsletter, July 21, 2015
- c) National Trust for Canada: Newsletter, July 28, 2015, re: Heritage Day 2016
- d) National Trust for Canada: Heritage Magazine summer issue (staff has full copy)

- e) Toronto Historical Association: July 2015 Newsletter
- f) Ontario Heritage Trust: 2015 Lieutenant Governor's Awards - Request for Nominations
- g) Historic Unionville Book Launch, Stiver Mill, September 27, 2015.

CARRIED

**13. Zoning By-law Amendment Application
1307306 Ontario Ltd. & 1307307 Ontario Ltd.
7186 Eleventh Concession
Zoning Amendment to Permit Future Lot Severance (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Planner

The Manager of Heritage Planning provided an explanation of the proposal for a future severance at 7186 Eleventh Concession. The Committee did not indicate any concerns at this time.

Heritage Markham Recommends:

That Heritage Markham Committee has no comment on the rezoning application; and,

That Heritage Markham Committee will consider heritage conservation protection mechanisms for the property when it provides a recommendation to the Committee of Adjustment on the future lot severance applications.

CARRIED

**14. Request for Demolition
John Eby Reesor House
8402 Steeles Avenue
Cedar Grove Community (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Seaman, Sr. Manager, Sustainability Office
Deputy Mayor J. Heath

David Nesbitt disclosed an interest with respect to Item # 14, 8402 Steeles Avenue by nature of representing the applicant, 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 Senior Heritage Planner discussed the potential demolition of the John Eby Reesor House at 8402 Steeles Avenue, by Infrastructure Ontario. The property is proposed to become part of the Rouge National Urban Park and is currently under the jurisdiction of the province. Staff are recommending that the property at 8402 Steeles Avenue be designated under Part IV of the Ontario Heritage Act to protect the building.

Betty and David Burkholder, representing the Reesor family, spoke in support of preserving the property, and other member of the public were in attendance in support. A letter of support from the “Reesor Family in Canada” was provided to the Committee.

The Committee supported preservation and suggested that the local MPP and Mayor Scarpitti be requested to assist in discussions with the province, in this regard.

Heritage Markham Recommends:

That Heritage Markham does not support the demolition of the John Eby Reesor House or any of the associated outbuildings on the property based on their cultural heritage value or interest; and,

That in the opinion of Heritage Markham, the demolition of the heritage buildings on this property or any other property within the Rouge National Urban Park is premature pending further development of plans for the park, including a strategy to address cultural heritage resources; and further,

That Heritage Markham recommends to Council that the property at 8402 Steeles Avenue be designated under Part IV of the Ontario Heritage Act.

CARRIED

15. Information / Heritage Permit Application

15 Church Lane

Alteration Without a Permit or Approval

Mural on Church Exterior

Thornhill Heritage Conservation District (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
T. Wilkinson, Provincial Offences, Officer Supervisor
M. Kourtsidis, Provincial Offences Officer

The Senior Heritage Planner provided background information on the history of 15 Church Lane, and the recent alterations made without a permit. The Committee suggested that the applicant be requested to repair the cross on the manse, and relocate the plaque.

Staff read comments provided by the president of SPOHT, outlining discussions with the church representatives.

Heritage Markham Recommends:

That Heritage Markham receive the information on the alteration to 15 Church Lane; and,

That Heritage Markham has no objection to the Heritage Permit Application to allow a mural in the closed gable area on the front elevation; and further,

That the applicant be requested to repair the cross on the manse, and to relocate the plaque to a more prominent location, in consultation with Heritage Section staff.

CARRIED

**16. Committee of Adjustment Variance Application
Consent Application**

36 George Street, Markham Village

Proposed Severance and Variances

File Number: B/12/15, A/114/15, A/115/15

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

The Manager of Heritage Planning introduced this matter and provided information regarding the proposed severance of 36 George Street and associated variances. It was noted that the subdivision of the lot by Part Lot Control was not possible as the lot is not part of a Registered Plan of Subdivision. The Committee discussed the definition of semi-detached dwellings, and noted possible zoning by-law issues that will be reviewed by the Zoning Examiners as part of the application process.

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed severance of 36 George St. and associated variances, provided that they relate to the architectural design of the newly constructed semi-detached dwelling, which received Site Plan Approval from the City on April 23, 2015.

CARRIED

**17. Request for Feedback
98 Main Street North
Request to Install Metal Gates
Commercial Parking Lot (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
C. Breen, Operations
M. Jones, Operations

The Manager of Heritage Planning advised of the proposal to replace the existing concrete barriers behind the Old Town Hall at 98 Main Street North, with a gate. The colour was discussed with respect to visibility to motorists, and it was suggested that a brighter colour or reflective tape be used. A Heritage Permit application is required.

Heritage Markham Recommends:

That Heritage Markham Committee has no objection to the replacement of the concrete barriers with the proposed metal gate, but request that the gate be powder-coated black or white, if possible, to match other street furniture in the Main Street area.

CARRIED

18. Request for Feedback
42 George Street, Markham Village
Proposed Addition to a Residence
Markham Village Heritage Conservation District (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner

David Johnston disclosed an interest with respect to Item # 18, 42 George Street, Markham Village, by nature of being the architect for the applicant, 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 Senior Heritage Planner introduced this matter, and requested feedback from the Committee.

David Johnston, representing the applicants, outlined the proposal for an addition and renovations to the building at 42 George Street Markham Village. The owners were in attendance to answer any questions. It was noted that no variances would be required.

The Committee provided comments regarding the roof height and window treatments. Elevations, the shed gable, and streetscape were also discussed.

Heritage Markham Recommends:

That Heritage Markham provides the following preliminary comments on the design of the proposed addition to the existing 1930s dwelling at 42 George Street (drawings dated August 4, 2015) on the understanding that final approval be delegated to Heritage Section staff, unless significant changes are made:

- general support for massing and design of the addition
- support for the proposed one-car garage
- roof height in comparison to streetscape
- window treatments.

CARRIED

19. Request for Feedback
29 Jerman Street, Markham Village
Proposed Addition to a Residence
Markham Village Heritage Conservation District (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

Graham Dewar disclosed an interest with respect to Item # 19, 29 Jerman Street, Markham Village, by nature of representing the applicant, and did not take part in the discussion of or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Item # 19, 29 Jerman Street, Markham Village, by nature of being the architect for the applicant, 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 Senior Heritage Planner advised of the proposed addition to a residence at 29 Jerman Street. Conceptual plans were provided for feedback from the Committee.

David Johnston, representing the applicants, provided details of the proposal and discussed height issues. Mr. Johnston advised that the applicants may restore the entire house to its original condition over time, but are hoping to start with this initial proposal.

Staff indicated it is normal practice to require restoration of original features if applicants are proposing extensive renovations and/or additions.

Heritage Markham Recommends:

That Heritage Markham receive as information the design of the proposed addition to the c.1863 dwelling at 29 Jerman Street (drawings dated August 5, 2015) on the understanding that the project will come back to the committee for further review when the Site Plan Control application is made and circulated.

CARRIED

20. Information

Update on Status of Heritage Building

9286 Kennedy Road (16.11)

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

The Manager of Heritage Planning provided background information and an update on the existing heritage house and the proposed portable for the Unionville Montessori School located at 9286 Kennedy Road. This proposal had been before Heritage Markham in March, 2015. At that time, the Committee had requested some maintenance be undertaken to help protect the heritage house on the property from further decay. A temporary use Zoning By-law was approved by Council in June, 2015. Council had directed that comments from Heritage staff and Heritage Markham were to be dealt with a part of the site plan approval. It was noted that the applicants had owned the property since 2009, and that they had been advised of Heritage staff's concerns for preservation of the building, in September, 2014.

Staff reviewed the Environmental Assessment reports by Fisher Environmental Ltd. It was noted that most of the identified issues could be addressed during a proper rehabilitation and restoration of the building for a new use. The applicant indicated the need for Site Plan Approval and Occupancy Permit to allow the portable to be used in September, and felt the restoration work could not be completed in this time frame. Staff provided the Committee with options for consideration that would allow the applicant to move forward.

Rosemin Remtulla of the Unionville Montessori School, gave a presentation to provide background information and displayed photographs of the current condition of the heritage building.

The Committee considered that the building could be rehabilitated and noted safety concerns with respect to the derelict building in close proximity to the school. The Committee also encouraged the owner to consider addition restoration and repair work to further protect the building (foundation issues, removal of interior debris).

Heritage Markham Recommends:

That Heritage Markham amend its recommendation of March 11, 2015 to require the identified work (new roof and painting of exterior siding) to be included as a requirement in the Site Plan Agreement for the portable that would have to be undertaken and completed by December 1, 2015, and secured through a letter of credit.

CARRIED

21. New Business

Committee of Adjustment – Variances

27 Princess Street, Markham Village (16.11)

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

The Manger of Heritage Planning explained that due to timing issues, this matter is being brought forward at this time as an addendum item. The proposed variances relate to a new dwelling and garage at 27 Princess Street. The Committee considered that insufficient information is available at this time to make a decision.

Heritage Markham Recommends:

That Heritage Markham defers this matter to the next meeting for more information; and,

That the Committee of Adjustment be requested to defer the matter to October 7, 2015 to allow the Heritage Markham Committee to properly review the application and provide recommendations.

CARRIED

22. New Business

Funding for Markham Projects (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee was advised of recent funding announcements for two Markham projects:

- over \$133,000 in funding through the Canada 150 Community Infrastructure Program for improvements to the Thornhill Community Centre and Library, including a statue of Thornhill's Benjamin Thorne;
- \$950,000 in funding for renovations for Veteran's Square and Cenotaph at Markham Village Library.

Adjournment

The Heritage Markham Committee meeting adjourned at 10:40 PM.