

Heritage Markham Committee Meeting City of Markham

**June 10, 2015
Canada Room, Markham Civic Centre**

Members

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

Regrets

Councillor Valerie Burke
David Nesbitt, Vice-Chair

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. Templar Tsang-Trinaistich assumed the Chair for item # 12.

Barry Martin disclosed an interest with respect to Item # 12, 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) Addendum Agenda
 - 136 Main Street Unionville
 - 105 Main Street Unionville

Heritage Markham Recommends:

That the June 10, 2015 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the May 6, 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 May 6, 2015 be received and adopted.

CARRIED

3. New Members (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive the information regarding the Council appointments to the Heritage Markham committee and that the new members be welcomed.

CARRIED

**4. Heritage Permit Applications
21 Colborne Street, Thornhill
144 Main Street, Unionville
159 Main Street, Unionville
76 Main Street, Unionville
150 Main Street, Unionville
201 Main Street, Unionville
5 Euclid Street, Unionville
230 Main Street North, Markham Village
21 Eby Way, Markham Village
4 David Gohn Circle, Heritage Estates
10 Heritage Corners Lane, Heritage Estates
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 15 156397

HE 15 155011

HE 15 155581

HE 15 156395

HE 15 157661

HE 15 157732

HE 15 158211

HE 15 157487

HE 15 157608

HE 15 155154

HE 15 158208

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

5. Building and Sign Permit Applications

9 Eliza Street, Thornhill

147 Main Street, Unionville

157 Main Street, Unionville

98 Main Street North, Markham Village

5990 16th Avenue, Markham Village

4 Wismer Place, Markham

10975 Woodbine Avenue, Victoria Square Community

37 Artisan Trail, Victoria Square

66 Monique Court, Armadale Community

28 Pike Lane, Upper Cornell Community

Delegated Approvals: Building and Sign Permits (16.11)

File Numbers: 15 156193 HP

15 157775 SP

15 158323 SP

15 155507 NH

15 156142 SP

15 155827 HP

15 149201 DP

15 154973 HP

15 155254 HP

15 152311 HP

15 157517 HP

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. Tree Removal Application**
35 Jerman Street
Delegated Approvals: Tree Removal Permits (16.11)
File Number: 15 153900 TREE
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

That Heritage Markham receive the information on the tree removal permit approved by Heritage Section staff under the delegated approval process.

CARRIED

- 7. Demolition Permit Application**
3151 Elgin Mills Road East
Demolition of Barn (16.11)
File Number: 15 153199 DP
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Heritage Markham Recommends:

That Heritage Markham has no objection to the demolition permit application for the barn at 3151 Elgin Mills Road East and requests staff to contact the applicant to ensure the wood will be salvaged by the demolition contractor; and,

That in the event that the demolition contractor does not plan to salvage the material, the owner be requested to advertise the barn for relocation or salvage in a local newspaper.

CARRIED

- 8. Site Plan Control Application**
10975 Woodbine Avenue
Proposed Relocation and Restoration of George Peach Farm House (16.11)
File Number: SC 15 113916
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed new lot and orientation of the George Peach House; and,

That Heritage Markham has no objection to the proposal to add shed dormers to the north and south facing roof slopes of the historic, one-storey kitchen tail; and,

That the proposed gable end chimneys be revised to be more authentic in their proportions; and,

That the George Peach House be designated under Part IV of the Ontario Heritage Act once it has been successfully relocated to its new lot; and,

That final review of the any development application to permit the relocation of and addition to the George Peach House be delegated to Heritage Section Staff provided that there are no significant changes to the drawings date stamped March 27, 2015; and further,

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

CARRIED

**9. Site Plan Control Application
250 Main Street North
Proposed Driveway Expansion (16.11)**

File Number: SC 15 157547

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

Heritage Markham Recommends:

That Heritage Markham has no objection to the expanding the existing asphalt southward in-line with the north side of the house but does not support widening the driveway to the north to meet the property line.

CARRIED

**10. Site Plan Control Application
3 Heritage Corners Lane
Garage Relocation (16.11)**

File Number: SC 15 157547

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

Heritage Markham Recommends:

That Heritage Markham has no objection to the Site Plan Control Application for the relocation of a garage to 3 Heritage Corners Lane.

CARRIED

11. 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, Spring 2015.
- b) Society for the Preservation of Historical Thornhill: Newsletter, May 2015 (see info on bus trip).
- c) Ontario Historical Society: OHS Bulletin Newsletter, April 2015 (Staff has full copy).
- d) Dundurn Press: Historic Unionville, to be published September 2015.
- e) Ontario Medal for Good Citizenship, Ministry of Citizenship, Immigration and International Trade, April 2015.

CARRIED

12. Demolition Permit Application

24 Maple Lane

Barn Demolition (16.11)

File Number: 14 133286 DP

Extracts: R. Hutcheson, Manager of Heritage Planning
C. Bird, Acting Director, Building Standards
T. Boyko, Manager, Building Inspections

Templar Tsang-Trinaistich assumed the Chair for item # 12.

Barry Martin disclosed an interest with respect to Item # 12, 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 background information on the efforts of the applicant to preserve the barn at 24 Maple Lane, its current condition, particularly the accelerating deterioration and instability of the foundation, and the status of the demolition permit. Staff explained the heritage significance of the barn, associated with the James Eckardt Tenant Farmer's House, and reviewed staffs' recommendation.

Jinli Ding, owner, explained that he purchased the property a year ago and he outlined his efforts to preserve the barn using a contractor; however, the barn is now in a dangerous state of disrepair, and he is concerned about liability.

The Committee discussed the history of the barn, insurance issues, financial assistance that may be available, the proximity of the wooden barn to other dwellings with respect to fire hazards, and the deteriorated state of the structure.

Due to the historic significance of the barn, the Committee supported deferring this matter to allow the applicant the opportunity to investigate other restoration quotations and insurance coverage options, and for staff to review ownership alternatives. It was noted that the timing of the Demolition Permit requires a Council decision in June unless the applicant agrees to extend the permit time. Another option is to explore whether the delegation of authority for the CAO to deal with matters over the summer is applicable given the process requirements of the Ontario Heritage Act. The owner expressed concern for insurance coverage for the extended time period and the Committee suggested the applicant should seek legal advice in this regard.

The recommendation of the Committee will go forward to Council on June 16, 2015.

Heritage Markham Recommends:

That Heritage Markham recommends that the application for demolition of the barn at 24 Maple Lane be deferred for two months.

CARRIED

**13. Site Plan Control Application
Zoning By-Law Amendment Application
162 Main Street North, Markham
Proposed Conversion of Residence into Professional
Office and New Parking Lot (16.11)**

File Number: ZA/SC 15 147635

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

The Heritage Planner advised of the proposed conversion of the residence at 162 Main Street North, to Professional Office use and Personal Service Shop use. The proposed new parking lot and amended zoning standards were reviewed, as well as the concept of a planned future addition.

The Committee considered that Professional Office use would be appropriate and compatible with the heritage character of the building, but did not support Personal Service Shop uses.

Joe Cimer, agent for the applicant, responded to questions regarding the application and proposed uses.

Heritage Markham Recommends:

That Heritage Markham has no objection to the Zoning Amendment application to convert the existing heritage dwelling into Professional Office use; and,

That Heritage Markham does not support the requested amendments to the development standards of the lot which anticipate a future addition to the existing building including the requested variances to permit a:

- Minimum North Side Yard Setback of 0.0m, but recognizes, and has no objection to this variance when applied to the existing house;
- Minimum Rear Yard Setback of 6m;
- Maximum Building Height of 14m; and,
- Minimum Side Yard Setback of 0.3m for an Accessory Building; and,

That Heritage Markham does not support the requested amendment to permit Personal Service Shop use, as it is not compatible with retaining the residential character of the existing dwelling; and further,

That Heritage Markham recommends that the proposed three new parking spaces in the side yard be screened by moving the existing garden arbour forward between the parking spaces and Main St. and that the proposed parking spaces be further screened through appropriate plantings and enhanced with decorative and permeable paving.

CARRIED

14. Site Plan Control Application

5 Heritage Corners Lane

Joseph Wideman House Relocation and Restoration (16.11)

File Number: SC 15 157579

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

The Senior Heritage Planner explained the proposed relocation and restoration of the Joseph Wideman House. The Committee had no concerns.

Heritage Markham Recommends:

That Heritage Markham is generally satisfied with the site plan, garage location and the form of the proposed addition, and delegates any further review for the refinements to the architectural details of the house and the garage design to Heritage Section staff.

CARRIED

15. Events

Doors Open Markham Committee: Minutes of May 28, 2015 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner provided an update on the Doors Open Markham 2015 program and events.

Heritage Markham Recommends:

That Heritage Markham Receive as information.

CARRIED

16. Committee of Adjustment – Variance Application

136 Main Street Unionville

Proposed Variances to Parking Standards for Commercial Uses (16.11)

File Number: A/70/15

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

The Manager of Heritage Planning provided an overview of the proposed variance to the parking standards for commercial uses at 136 Main Street Unionville, and described the restrictions that limit the provision of parking spaces as well as alternate options that were considered.

Heritage Markham Recommends:

That Heritage Markham Committee has no objection to the requested variances from a heritage perspective.

CARRIED

17. Heritage Permit Application

105 Main Street Unionville

Proposed Replacement of Existing Wood Siding (16.11)

File Number: HE 15 159984

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

The Senior Heritage Planner explained the proposed renovations to 105 Main Street Unionville, concerning replacement of the existing wood siding with replica wood siding. Photographs of the deteriorated areas and the contractor's opinion on the condition of the materials, were reviewed.

The Committee discussed heritage policies regarding retention of original materials, and salvaging materials.

Larry Gallagher, agent for the applicant, discussed the replacement process and the proposed materials. Mr. Gallagher indicated agreement with the recommendation.

Heritage Markham Recommends:

That Heritage Markham recommends that the Architectural Review Sub-Committee conduct a site visit to assess the condition of the siding and determine if the Heritage Permit for its replacement with replica wood siding is supportable; and,

That the Architectural Review Sub-Committee with a minimum of five members be given authority to approve a recommendation on behalf of Heritage Markham.

CARRIED

Adjournment

The Heritage Markham Committee meeting adjourned at 8:50 PM.