

Heritage Markham Committee Meeting City of Markham

**May 6, 2015
Canada Room, Markham Civic Centre**

Members

Councillor Valerie Burke
Graham Dewar
Anthony Farr
Councillor Don Hamilton
David Johnston
David Nesbitt, Vice-Chair
Barry Martin, Chair
Marion Matthias
Councillor Karen Rea
Templar Tsang-Trinaistich
Ronald Waine

Regrets

Jenny Chau
Judith Dawson

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.

Graham Dewar disclosed an interest with respect to Item # 4, for 28 Busch Avenue, by nature of having a legal issue with the property owner, 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 # 7, Building and Sign Permit Applications for 12 Peter Street, Markham Village, 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.

David Johnston disclosed an interest with respect to Item # 17 for 9900 Major Mackenzie Drive, by nature of being the architect for 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) New Business from Committee Members
- Markham Heritage Estates Compliance
 - Markham Village, Heritage District Boundary
 - 9900 Markham Road, Planning Application Review
 - Completion of Term for Committee Members

Heritage Markham Recommends:

That the May 6, 2015 Heritage Markham Committee agenda be approved.

CARRIED

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

CARRIED

**3. Request for Feedback
174 Main Street
Queen's Hotel Fire Restoration (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
C. Bird, Building Department

The Senior Heritage Planner provided background information regarding the recent fire at the Queen's Hotel and the owner's restoration plans.

Stephen MacDougall, Engineer with Brown and Beattie Building Science Engineering, displayed photographs and explained the details of the proposed restoration, which will restore the exterior to its original condition. Due to the nature of the damage to the wood-framed interior structure, there will be technical challenges in replacing fire-damaged materials without disturbing the brick veneer.

The Committee discussed the details, the brick veneer, safety factors, and the four options presented.

Heritage Markham Recommends:

That Heritage Markham receive the deputation by Stephen MacDougall of Brown and Beattie Building Science Engineering; and,

That Heritage Markham supports Option 4 for the Queen's Hotel fire restoration, with Option 3 as an alternate if supporting information is obtained; and further,

That Heritage Markham continues to be consulted regarding this matter.

CARRIED

4. Site Plan Control Application

28 Busch Avenue

Beckett Farmhouse (16.11)

File Number: SC 15 145095

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

Graham Dewar disclosed an interest with respect to Item # 4, for 28 Busch Avenue, by nature of having a legal issue with the property 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 reviewed the previous discussions of Heritage Markham regarding this proposal, and provided an update regarding revisions to the existing Site Plan Agreement. The proposed changes were examined.

Perry Curiston, applicant, discussed the proposal and answered questions. Mr. Curiston indicated he would retain the original south door design.

Heritage Markham Recommends:

That Heritage Markham receive the deputation by Perry Curiston, owner of 28 Busch Avenue; and,

That Heritage Markham supports the design for the proposed alterations and additions to the Beckett Farmhouse with the south door returned to its original design, and that the applicant work with staff to design an appropriate porch for the entry way.

CARRIED

5. **Heritage Permit Applications**
15 Colborne Street, Thornhill,
25 Burr Crescent, Buttonville,
3 Franklin Street, Markham Village,
230 Main Street North, Markham Village,
5 David Street, Markham Village,
Delegated Approvals: Heritage Permits (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

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

CARRIED

6. **Site Plan Control Application**
4 Dryden Court, Markham Village
Proposed 2nd Store Addition (16.11)
File Number: SC 15 153191
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 second storey addition at 4 Dryden Court provided that there are no significant revisions to the plans date stamped April 2, 2015; and,

That final review of the application be delegated to Heritage Section staff; and further,

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

CARRIED

7. **Building and Sign Permit Applications**
144 Main Street, Unionville,
4360 & 4802 Highway 7, Unionville,
84 Main Street South, Markham Village,
36 & 38 George Street, Markham Village,
12 & 20 Peter Street, Markham Village,
120 Robinson Street, Markham Village,
9350 Markham Road, Markham Museum,
12 David Gohn Circle, Markham Heritage,

**60 Maple Park Way, Hagerman's Corners,
10137 Woodbine Avenue, Victoria Square,
3693 Elgin Mills Road, Cashel Community,
527 William Forster, Road, Cornell Rouge Community,
Delegated Approvals: Buildings and Sign Permits (16.11)**

File Number: 15 152868 NH
15 154403 SP
15 152821 HP
15 144276 01HP
15 148143 HP
15 148143 001
15 148144 HP
15 151437 HP
15153073 HP
15 154050 AL
15 151523 AL
15 153319 HP
15 152718 HP
15 153366 AL
15 152483 HP
15 148724 HP

Extracts: R. Hutcheson, Manager of Heritage Planning

Templar Tsang-Trinaistich disclosed an interest with respect to Item # 7, Building and Sign Permit Applications for 12 Peter Street, Markham Village, 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.

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. Building and Sign Permit Application
10 Albert Street, Markham Village
Request for Demolition of Dwelling (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
C. Bird, Building Department

Heritage Markham Recommends:

That Heritage Markham Committee has no objection to the demolition of the dwelling at 10 Albert Street, Markham Village.

CARRIED

9. Site Plan Control Application

2 Wismer Place

James Campbell House Addition Status (16.11)

File Number: SC 14 118236

Extracts: R. Hutcheson, Manager of Heritage Planning

G. Duncan, Senior Heritage Planner

Heritage Markham Recommends:

That Heritage Markham requests that staff continue to monitor the construction at 2 Wismer Place and work with the applicant to ensure compliance with the approved elevations.

CARRIED

10. Information

69 Main Street North, Markham Village

Street Lights Utility Box Location (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham Committee receive as information.

CARRIED

11. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Society for the Preservation of Historic Thornhill: May 2015 Newsletter.

CARRIED

12. Committee of Adjustment Variance Application
41 Deanbank Drive, Thornhill
Proposed New House and Demolition of Existing House (16.11)
File Number: A/41/15
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Punit, Committee of Adjustment

The Heritage Planner provided updated information regarding the Minor Variances required for the proposal at 41 Deanbank Drive, with respect to the lot area. Staff discussed the architectural character of homes in the immediate area, and a rationale for supporting the proposal.

Barry Nelson, representing Society for the Preservation of Historic Thornhill, spoke in opposition to the proposal, and discussed the extent and impact of the variances.

The Committee debated at length the heritage value and impacts of the proposal on the streetscape and the park. It was noted that the existing house exceeds the zoning by-law provisions, and that there is an existing precedent on the street of 51% FAR. The Committee agreed that the rear windows need to comply with bird strike requirements.

Heritage Markham Recommends:

That Heritage Markham receive the deputation by Barry Nelson, representing the Society for the Preservation of Historic Thornhill; and,

That Heritage Markham has no objection to requested variances for 41 Deanbank Drive to permit:

1. a maximum floor area ratio of 55 percent; whereas the By-law permits a maximum floor area ratio of 33 percent.
2. a maximum building depth of 19.35 metres; whereas, the By-law permits a maximum building depth of 16.8 metres.
3. a maximum garage floor area of 62.8 sq. metres; whereas the By-law permits a maximum garage floor area of 41.8 sq. metres.

provided that there are no significant revisions to the plans dated August, 2014; and,

That final review of the Variance application and future Site Plan application be delegated to Heritage Section Staff provided there are no significant revisions to the plans dated August, 2014; and,

That the architect adhere to the bird friendly guidelines; and

That the applicant enter into a Site Plan Agreement containing the standard conditions regarding materials, colours, windows etc.; and further,

That Heritage Markham has no objection to the demolition of the existing house at 41 Deanbank Drive as it has no architectural or historical significance.

CARRIED

13. Committee of Adjustment Variance Application
Consent Application
287 Main Street North, Markham Village
Proposal to Subdivide Existing Lot for Two New Dwellings (16.11)
File Number: B/03/15, A/57/15, A/58/15
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Punit, Committee of Adjustment

The Heritage Planner explained the proposed severance and Minor Variances to create one additional lot at 287 Main Street North, Markham Village. A chart was provided to illustrate comparative variances for 293, 289, and 287 Main Street.

Russ Gregory, Designer, responded to questions from the Committee and indicated he was willing to work with staff on an alternate architectural style for the centre dwelling. The extent and impact of the Minor Variances were discussed.

Heritage Markham Recommends:

That Heritage Markham received the deputation by Russ Gregory, Designer for 287 Main Street North, Markham Village; and,

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 287 Main St. N. Markham Village; and,

That Heritage Markham has no objection to the proposed severance of 287 Main St. N. to create the new lot addressed as 289 Main St. N.; and,

That Heritage Markham has no objection to the requested variances to permit the construction of new single detached homes and detached garages at 287 and 289 Main St. N.; and,

That Heritage Markham does not support the proposed Georgian Tradition architectural style, building foot print, hipped roof, of the new single detached dwelling at 289 Main St. N.; and,

That Heritage Markham recommends that the proposed new house at 289 Main St. have an L-shaped plan, gable roofs, a front veranda and reflect the late Victorian architectural styles of heritage homes in the Mount Joy neighbourhood, and that the applicant work with staff on design revisions to be consistent with the neighbourhood; and further,

That final review of the proposed severance and variance applications be delegated to Heritage Section staff provided there a no significant revisions to the requested variances.

CARRIED

14. Studies/Projects
Proposed Property Standard Amendments
for Heritage Properties:

a) Property Standard By-Law

b) Keep Markham Beautiful By- Law (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

B. Wiles, Manger, By-Law Enforcement & Regulatory Services

The Manager of Heritage Planning outlined proposed amendments to the Property Standards By-law and the Keep Markham Beautiful By-law, as they relate to Heritage properties. Staff will provide the proposed by-laws to the Heritage Committee members. The Committee discussed maintenance of lawns, the qualifications of consultants, and tree preservation.

Heritage Markham Recommends:

Heritage Markham Committee recommends that Council support the proposed amendments to the Property Standards By-law and the Keep Markham Beautiful (Maintenance) By-law to provide for the maintenance and protection of the heritage attributes of heritage properties.

CARRIED

15. Special Project
40th Anniversary Book Project Update (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Ronald Waine provided a progress report on the book being prepared to commemorate Heritage Markham's 40th Anniversary. The book will highlight 40 Awards of Excellence winners. Discussions included promotion opportunities, and whether the book would be sold or given away.

Heritage Markham Recommends:

That the Heritage Markham receive as information.

CARRIED

16. Events

Doors Open Markham 2015

- Committee Minutes, April 23, 2015 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner provided an update on the Doors Open Markham 2015 event, being held September 19, 2015.

Heritage Markham Recommends:

That the Heritage Markham receive as information.

CARRIED

17. New Business

Application for Plan of Subdivision

Zoning Amendment and Site Plan Control

9900 Markham Road

File Numbers: SU, ZA, SC 14 130863 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

S. Muradali, Senior Planner

David Johnston disclosed an interest with respect to Item # 17 for 9900 Major Mackenzie Drive, by nature of being the architect for the project, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Manager of Heritage Planning provided details of the proposal for 9900 Markham Road, and reviewed the staff recommendation. The Committee discussed the input from the recent Public Meeting, compatibility with the modern homes, potential uses of the heritage house, and stages of the development process. Due to time constraints, the Committee is submitting preliminary comments with the understanding that the townhouse plans return to Heritage Markham for review.

David Johnston, Architect for the proposal, responded to questions from the Committee.

Heritage Markham Recommends:

That Heritage Markham requests a condition of approval for the application at 9900 Markham Road subject to the heritage building historically known as the William Clarry House being retained on its original site as proposed with on-site parking and amenity area being identified to the satisfaction of Heritage Staff; and,

That the design of the adjoining townhouse block be reviewed by Heritage Markham; and,

That the owner should undertake the following:

- a) finalize a restoration plan for the exterior of the William Clarry House which will be included in the Site Plan agreement;
- b) provision of a legal survey/legal description of the location of the Heritage Building to facilitate the registration of the designation by-law and easement agreement; and,

That the future Subdivision Agreement and/or Site Plan Agreement include the following heritage requirements:

- Provision of a Letter of Credit for the Heritage Building;
- Provision for proper boarding and protection of the Heritage Building through fencing and signage;
- Provision to maintain the Heritage Building in good and sound conditions at all times prior to and during the development of the property;
- Provision of a marketing plan, to the satisfaction of the Commissioner of Development Services, within six months of site plan approval to detail the ways and means the Heritage Building will be marketed to prospective purchasers;
- Provision of a restoration plan (including detailed specification for the required work, prepared by a qualified heritage architect) for the Heritage Building and plans for any additions and alterations, and to complete the exterior restoration of the Heritage House, connection of all municipal services to the allocated lot (water, gas, hydro, cable, telephone, etc.) and ensure basic standards of occupancy as confirmed by Building Standards Department within two years of site plan approval;
- Provision for an interpretive baked enamel plaque to be designed according to the specifications of the "Markham Remembered" program to address the William Clarry House; and further,

That the finalization of the restoration plan for the William Clarry House and any others details involving this application be delegated to Heritage Section staff.

CARRIED

18. New Business

Markham Heritage Estates Compliance

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed compliance infractions for Site Plans in Markham Heritage Estates, and requested the Ward Councillor investigate methods of enforcing these matters. This has been a long-standing concern of the Committee and Heritage Estates.

Staff advised of some successful follow-up situations. The Committee discussed Letters of Credit and other options to ensure completion of work undertaken.

19. New Business

Markham Village

Extracts: R. Hutcheson, Manager of Heritage Planning

A member of the Committee questioned the physical definition of Markham Village, and suggested it may be appropriate to expand the boundaries of the Village. Staff advised of the origins and rationale for the defined heritage district boundary, and advised of staff workload limitations on considering this option.

20. New Business

Appreciation of Heritage Markham Members

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee recognized three Heritage Markham Committee members as they complete their term on the Committee - Judith Dawson, Marion Matthias, and Ronald Waine – and expressed appreciation for their contributions to Heritage Markham and to the City of Markham.

Adjournment

The Heritage Markham Committee meeting adjourned at 10:55 PM.