

Heritage Markham Committee Meeting
City of Markham
March 11, 2015
Canada Room, Markham Civic Centre

Members

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

Regrets

Judith Dawson
Barry Martin, Chair

Staff

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

David Nesbitt, Vice-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 # 17 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.

1. Approval of Agenda (16.11)

A) New Business - 10387 McCowan Road

Heritage Markham Recommends:

That the March 11, 2015 Heritage Markham Committee agenda be approved.

CARRIED

**2. Minutes of the February 11, 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 February 11, 2015 be received and adopted.

CARRIED

3. May Heritage Markham Meeting Date (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham Committee moves its meeting date to May 6, 2015.

CARRIED

**4. Site Plan Control Application,
Committee of Adjustment Variance Application,
370 Main Street North Markham,
Proposed 2 Storey Addition & Attached Garage (16.11)**

File Numbers: SC 15 119760, A/03/15

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

The Heritage Planner reviewed previous discussion by the Committee regarding the applications for 370 Main Street, and the recommendations from the Architectural Review Sub-Committee meeting held on March 2, 2015. Preservation of the Butternut tree was discussed with respect to a previously supported proposal that did not protect the tree. A correction was noted for the maximum net floor area ratio variance, from 69% to 66%.

Richard and Jennifer Morales, owners, displayed photographs of the property and dwelling, and explained the recent amendments to the variances. The owners have revised the proposal similar to the original May, 2013 submission, which would eliminate two of the variances, but would also include removal of the Butternut tree. They discussed the functionality of the proposal with respect to their needs, and the fit onto the shallow lot and into the neighbourhood. The owners have discussed the proposal with the neighbours and indicated that no concerns were expressed, and that the larger rear yard setback (25 ft) was preferable to the neighbour to the west.

Staff noted that notwithstanding the recommendation of the Sub-Committee to allow the Butternut tree to be removed, the City's Urban Design and Tree Preservation staff do not support removal of the tree.

The Committee discussed options to replace the proposed skylight window on the heritage house roof, and the owners indicated support for a suggested dormer.

Heritage Markham Recommends:

That Heritage Markham has no objection to the demolition of the existing one storey rear tail of 370 Main St. North in order to construct a new rear addition; and,

That Heritage Markham supports the originally proposed site plan for the rear addition to 370 Main St, which does not retain the Butternut tree and the proposed materials and general design of the addition, but does not support the proposed new skylight on the north slope of the existing heritage roof; and,

That Heritage Markham does not support any variance to reduce the minimum required side and rear yard setbacks; and,

That final review of any development application required to permit the construction of the proposed addition to 370 Main St. N. be delegated to Heritage Section Staff; and further,

That the applicant(s) enter into a site plan agreement with the City containing the standard conditions regarding materials, windows, colours etc.

CARRIED

**5. Site Plan Control Application,
Zoning By-law Amendment Application,
Plan of Subdivision,
9064-9110 Woodbine Avenue,
Proposed New Development of Semi-Detached
and Detached Dwellings (16.11)**

File Numbers: ZA 14 115777

SU 14 115777

CU 14 115777

SC 14 115777

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

The Heritage Planner explained the proposal for a new development of 24 semi-detached and four detached dwellings at 9064-9110 Woodbine Avenue. This development will be generally compatible with adjacent development to the north. The proposal renderings, streetscape drawings, the Buttonville Heritage Conservation District Plan, and the staff recommendations, were reviewed.

Lejla Odobasic of TACT Architecture Inc., representing the owners, gave a presentation to provide additional details regarding the design.

The Committee discussed the overall height of the units, floor heights, density, loss of green space and mature trees, location of amenity space, provision of parking spaces, the impact of the proposed addition on the cultural heritage value of the heritage house (the existing tail addition is identified as a heritage attribute), and the grade of the driveways. Staff advised that the proposal is within the maximum permitted density.

Heritage Markham Recommends:

That Heritage Markham supports the proposed new single and semi-detached residences in terms of their architectural style, materials, and massing, but encourage the applicant to further work with staff on the overall variety of decorative elements and window placement/design; and,

That Heritage Markham does not support the current three storey form and height of the proposed single and semi-detached dwellings because they are out of scale with the townhouse development to the north and the existing heritage dwelling and it does not comply with guidelines for height for new buildings contained in the Buttonville Heritage Conservation District; and,

That the applicant explore ways of reducing the height of the proposed new dwellings, by either enclosing more of the third storey within the roof structure by choosing another appropriate architectural style for the district with lower pitched roofs; and,

That the applicant submit a Restoration Plan for the “Mill House” at 9064 Woodbine Ave., which is to become two residential units, satisfactory to Heritage Section Staff; and,

That the applicant produce and install a “Markham Remembered Plaque” to interpret the “Mill House” in a prominent location within the development to the satisfaction of Heritage Section Staff; and,

That final review of the development applications for 9064-9110 be delegated to Heritage Section Staff; with further review of the addition to the heritage house, building heights, window proportions, and materials; and further,

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

CARRIED

**6. Site Plan Control Application,
527 William Forster Road,
Proposed 2nd Storey Addition (16.11)**

File Number: SC 15 148533

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

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed form and materials of the second storey addition at 527 William Forster Road; and,

That the pitch of the gable roof of the addition be made the same in order to lower the ridge of the roof relative to the height of the ridge of the existing heritage roof; and,

That the pane divisions of the proposed windows be revised to be more historically authentic, and the west elevation feature window be revised to a more traditional window approach including the removal of the semi-circular component; and,

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

That the applicant enter into a site plan application with the City containing standard conditions regarding materials, windows, colours etc.

CARRIED

**7. Heritage Permit Application,
7 Station Lane,
Delegated Approvals: Heritage Permits (16.11)**

File Numbers: HE 15 147424

HE 15 147428

HE 15 147891

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. **Building Permit Application,
82 John Street, Thornhill,
142 Main Street, Unionville,
4360 Highway 7, Unionville,
Delegated Approvals: Building Permits (16.11)**
File Numbers: 14 135649 HP
 14 135937 AL
 15 148076 AL
Extracts: R. Hutcheson, Manager of Heritage Planning
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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

9. **Consent Application,
314 & 316 Main Street North,
Consent Application (16.11)**
File Number: B/01/15
Extracts: R. Hutcheson, Manager of Heritage Planning
 R. Punit, Committee of Adjustment
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Heritage Markham Recommends:

That Heritage Markham has no objection to Consent Application B/01/15 subject to securing a Heritage Conservation Easement Agreement on both heritage buildings as a condition of approval.

CARRIED

10. **Site Plan Control Application,
Zoning By-law Amendment Application,
9286 Kennedy Road,
Portable Classroom for Montessori School (16.11)**
File Numbers: ZA 14 125142
 SC 14 125142
Extracts: R. Hutcheson, Manager of Heritage Planning
 G. Sellars, Project Planner
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Heritage Markham Recommends:

That Heritage Markham recommends the following conditions be included in the approval of the Zoning Amendment Temporary Use and Site Plan Control Applications for 9286 Kennedy Road:

1. That the existing asphalt shingles be replaced with new asphalt shingles, with fascia, soffits and the roof deck repaired where deteriorated, to provide effective weather protection for the vacant heritage building; and,
2. That the exterior be re-painted in white to improve the aesthetic appearance of the vacant heritage building and to provide effective weather protection for the siding; and,
3. That the applicant apply for a Heritage Permit for the above-noted work; and further,
4. That final site plan approval will not be issued until the heritage building has been repaired as required by Conditions 1. and 2.

CARRIED

**11. Committee of Adjustment Variance Application,
28 John Street, Thornhill,
Proposed Second Dwelling Unit (16.11)**

File Numbers: A/27/15

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

Heritage Markham Recommends:

That Heritage Markham has no comment regarding the requested variance to permit a second dwelling unit in the basement of the newly constructed rear addition to 28 John St. in Thornhill.

CARRIED

**12. Site Plan Control Application,
4 Wismer Place,
Proposed Rear Addition (16.11)**

File Number: SC 15 148172

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

Heritage Markham Recommends:

That Heritage Markham has no objection to the form, height and massing of the proposed addition to 4 Wismer Place; and,

That Heritage Markham recommends the following revisions to the design:

- That the exterior be clad in wooden clapboard rather than the proposed cedar shingles;
- That the windows be revised to have either six over six, or two over two pane divisions, where appropriate;
- That the side entrance door have a more traditional panel/glass arrangement; and,

That final review of the site plan application be delegated to Heritage Section Staff; and further,

That the applicant enter into a site plan agreement containing the standard conditions regarding materials, colours, windows etc.

CARRIED

- 13. Information,**
Canada 150 – The Road to 2017:
Proposed Heritage Tour, Bob Hunter Park (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

- 14. Information,**
Heritage District News – Winter 2015 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

15. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Heritage Toronto and Toronto Historical Association Report on State of Toronto's Heritage Sector.
- b) Promotional Material on York County Atlas Project.
- c) Heritage Matters Newsletter: Ontario's Sports Heritage. February 2015 Issue.
- d) The National Trust- Heritage Canada: Launch of Main Street Program.

CARRIED

**16. Site Plan Control Application,
Committee of Adjustment Variance Application
146 John Street, Thornhill,
Proposed Additions to an existing house (16.11)**

File Numbers: SC 13 138084, A/144/14

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

The Heritage Planner reviewed previous discussions at Heritage Markham regarding the proposed addition to an existing house at 146 John Street. The proposal has been revised as a result of extensive negotiations with the TRCA. The owners are proposing a two-car garage which requires a variance for the minimum rear yard setback, which had previously not been supported by Heritage Markham.

Staff reported that in order to preserve a tree to the north of the garage, the placement of a garage or the size of the garage would be revised. The Committee noted that the rear windows should have muntin bars to meet Bird Friendly Guidelines.

Heritage Markham Recommends:

That Heritage Markham has no objection to the requested variance to permit a Minimum Rear Yard Setback of 1.5 ft required to construct the proposed one storey, two car garage at 146 John St; and,

That the rear windows be revised with muntin bars to meet Bird Friendly Guidelines; and further,

That final review of the plans dated stamped February 6th 2015 and accompanying Site Plan and Minor Variance application be delegated to Heritage Section Staff.

CARRIED

17. Pre-Consultation Request for Feedback

Site Plan Control Agreement,

28 Busch Avenue,

Beckett Farmhouse (16.11)

File Numbers: PRE 15 145095

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

Graham Dewar disclosed an interest with respect to Item # 17 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 described the proposed amendments to an existing Site Plan Agreement for the Beckett Farmhouse, with respect to removal of a one-storey frame wing and its replacement with a two storey addition, as well as minor modifications to the façade. The staff recommendations and conditions were reviewed.

The Committee discussed the accuracy of the drawings, the design of the front doorway, the grading, and the blank wall above the proposed garage. The Committee indicated a preference for the original design approved in 2012 and the current Site Plan Agreement.

Heritage Markham Recommends:

That Heritage Markham supports the original design by approved in 2012, and the current Site Plan Agreement, subject to:

1. The preservation of original features such as the wood windows, with restoration where required, based on the drawings and specifications contained in the original Site Plan Agreement of 2012;
2. The use of traditional wood railings on all porches and the balcony;
3. The use of a traditional wood carriage-house style garage door; and,

That when a formal Site Plan Control Application is submitted, the application be brought back to Heritage Markham for review.

CARRIED

18. New Culvert Guard Railing- Update,

Main Street Unionville Opposite 139 Main Street,

Unionville Heritage Conservation District (16.11)

File Numbers: PRE 15 145095

Extracts: R. Hutcheson, Manager of Heritage Planning
H. Sharif, Asset Management
P. Kumar, Asset Management

The Manager of Heritage Planning reviewed previous comments from the Committee regarding the proposed new culvert guard railing opposite 139 Main Street, and displayed design options.

The Committee indicated a preference for the metal style, for durability, in a dark brown colour.

Heritage Markham Recommends:

That Heritage Markham prefers the use of a horizontal style, dark brown metal product as was used in Durham Region, for the bridge railing in Unionville (C042 Unionville Main Street Culvert).

CARRIED

**19. Information,
Doors Open Markham, 2015,
Committee Minutes, February 12, 2015 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning presented an update on the Doors Open Markham 2015 event. It was noted that the event is held on the same date as the Thornhill Festival, which could help draw the public into the Festival.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**20. Information,
Heritage Week – February 2015 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning provided information on Heritage Week events, held in February 2015. Members were encouraged to participate in the “I Love My Main Street” contest.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**21. Request for Feedback
Public Realm Plan – Draft Final,
“Shared Places, Our Spaces” (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
B. Lucyk, Public Realm Coordinator

The Manager of Heritage Planning gave a presentation on Markham’s Public Realm Plan and discussed the highlights, as they related to heritage matters.

Heritage Markham Recommends:

That Heritage Markham receive the overview of the draft “Shared Places, Our Spaces” Public Realm Plan (Final) as information; and,

That the Committee supports the draft Public Realm Plan.

CARRIED

**22. Information,
Main Street Markham Interpretive Project – Update,
Theme Information on City Website (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning provided an update on the Main Street Markham Interpretive Project, and described the various interactive projects to involve, educate, and entertain the public about historical themes and aspects of the cultural heritage of Markham Village Heritage Conservation District. Members were encouraged to visit the Markham Village Heritage Tour on the City’s website and view the videos.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**23. Information,
Main Street Unionville Community Vision Plan 2014,
Update Implementation (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning provided an update on some of the work being undertaken to implement the Main Street Unionville Community Vision Plan, 2014.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

24. New Business

10387 McCowan Road (16.11)

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

John Jenniseck, owner of 10387 McCowan Road, requested preliminary feedback on the potential relocation of the heritage dwelling on the subject property to Markham Heritage Estates. Mr. Jenniseck indicated the property is currently for sale and he considers that the building may be threatened.

Staff advised there is a great demand from those wanting to relocate houses to Heritage Estates, and there are limited lots available. It would be a Council decision. Staff will provide the owner with the guidelines and information on the process.

Adjournment

The Heritage Markham Committee meeting adjourned at 10:05 PM.