

# **Heritage Markham Committee Meeting City of Markham**

**February 11, 2015  
Canada Room, Markham Civic Centre**

## **Members**

Councillor Valerie Burke  
Judith Dawson  
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

## **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 7:45 PM by asking for any disclosures of interest with respect to items on the agenda. None were declared. The Committee welcomed Councillor Karen Rea.

### **1. Approval of Agenda (16.11)**

- A) New Business from staff and Committee Members
  - Minor Variance for 9 Albert Street
  - 7707 Yonge Street – fence issue

## **HERITAGE MARKHAM RECOMMENDS:**

That the February 11, 2015 Heritage Markham Committee Agenda be approved.

**CARRIED**

2. **Minutes of the January 14, 2015  
Heritage Markham Committee meeting (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

That the minutes of the Heritage Markham Committee meeting held on January 14, 2015 be received and adopted.

CARRIED

3. **Heritage Permit Applications  
178 Main Street,  
15 Eliza Street,  
Delegated Approvals: Heritage Permits (16.11)**  
File Numbers: HE 15 143640  
HE 15 145101  
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

4. **Building Permit Applications  
8985 Woodbine Avenue,  
9046 Woodbine Avenue  
19 Maple Lane  
84 Main Street South,  
Delegated Approvals: Building Permits (16.11)**  
File Numbers: 14 132899 NH  
15 143392 NH  
14 244763 HP  
14 244763 01 HP  
15 144271 DP  
15 144276 HP  
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

**5. Site Plan Control Application  
Committee of Adjustment Variance Application  
12 David Gohn Circle,  
Proposed New Detached Garage (16.11)**

File Numbers: SC 15 129208, A/04/15

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

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**HERITAGE MARKHAM RECOMMENDS:**

That Heritage Markham has no objection to the design of the proposed new garage for 12 David Gohn Circle, subject to the applicant entering into a Site Plan Agreement with the usual conditions regarding colours, materials, etc; and,

That Heritage Markham has no objection to the requested variances required to implement the design.

CARRIED

**6. Committee of Adjustment Variance Application  
66 Monique Court,  
William Robb House Reconstruction (16.11)**

File Number: A/19/15

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

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**HERITAGE MARKHAM RECOMMENDS:**

That Heritage Markham has no objection to the requested variances to deem Monique Court the frontage of the property, and a front yard setback of 4.9 metres, and has no objection to the revised site plan and elevations for the reconstruction of the Robb House at 66 Monique Court.

CARRIED

- 7. Building Permit Application Demolition**  
**9486 McCowan Road,**  
**Two Farm Buildings (16.11)**  
File Number: 15 145141 DP  
Extracts: R. Hutcheson, Manager of Heritage Planning  
Y. Tang, Applications Administrator
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HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no objection to the demolition permit application for the barn and shed at 9486 McCowan Road, subject to the applicant either advertising the accessory buildings for relocation or salvage, or providing written confirmation that the demolition company will salvage materials rather than send them to landfill.

CARRIED

- 8. Sign Variance Application**  
**5965 Highway 7,**  
**Proposed Ground Signs – Imperial Oil (Esso) (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Planner
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HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham Committee receive as information.

CARRIED

- 9. Information**  
**Commemoration of William Berczy,**  
**Follow-Up with the Society for the Preservation**  
**of Historic Thornhill (16.11)**  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham Committee receive as information.

CARRIED

**10. Information**

**Commercial Façade Improvement and Designated  
Property Grant Agreements (16.11)**

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

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HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive the notice about the 2015 Commercial Façade Improvement and Designated Heritage Property Grant Programs as information.

CARRIED

**11. Markham Heritage Estates**

**Potential Expansion (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham Committee receive as information.

CARRIED

**12. Information**

**150 John Street,**

**Information Regarding Tree Cutting at 150 John Street (16.11)**

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

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HERITAGE MARKHAM RECOMMENDS:

That the Committee receive the staff memo regarding tree cutting at 150 John St. as information.

CARRIED

**13. Correspondence (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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**HERITAGE MARKHAM RECOMMENDS:**

That the following correspondence be received as information:

- a) Ontario Heritage Conference 2015- Niagara-On-the-Lake, April 30 – May 3.  
Advance notice.
- b) Community Heritage Ontario: CHO News, Winter 2015. (Copies to be distributed at the meeting)

CARRIED

**14. Site Plan Control Application**

**Committee of Adjustment Variance Application,  
370 Main Street North, Markham Village  
Proposed Rear Addition (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

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The Heritage Planner provided an explanation of the development applications for 370 Main Street North. The owner proposes to demolish the rear tail of the existing heritage dwelling and construct a two storey addition with an attached two car garage. Four variances have been identified so far, however, the application is still being reviewed. Staff reviewed similar applications in this neighbourhood, as well as the staff recommendations put forward.

The Committee questioned if there have been any comments from the neighbours, and staff advised that no comments have been received in response to the notification for the Minor Variance application. It was suggested that the variance for 61% lot area ratio was excessive. The side yard and rear yard setbacks were also discussed.

Richard and Jennifer Morales, owners, were in attendance and displayed more photographs of the house and the property. They confirmed that the building would be used as a home with a small home office space and music studio for personal use. They indicated that two of the variances are a result of siting the structure to preserve the mature butternut tree in the rear yard.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham recommends that the design of the proposed addition be referred to the Architectural Review Sub-Committee to investigate the potential of sensitively reducing the scale of the proposed addition.

CARRIED

**15. Site Plan Control Application  
52 & 54 Nelson Street,  
Proposed Demolition of Existing House  
and Construction of two Dwellings (16.11)**

File Number: SC 14 110480

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

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The Heritage Planner reviewed the Site Plan Control application for 52 and 54 Nelson Street to demolish the existing non-heritage dwelling and construct two new two storey detached dwellings with attached garages. It was noted that the rear yard has a steep grade and that a multi-use pathway will run along the rear of nearby lots. Window details were discussed.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no objection to the demolition of the existing single detached dwelling at 52 Nelson St; and,

That the Heritage Markham recommends the following revisions to the proposed elevations of 52 and 54 Nelson St;

- That the proposed verandas have a depth no less than 6 ft to make them functional;
- That the windows visible from the street reflect a more historically accurate pane division for Markham Village;
- That the division of brick and frame elements of the two houses be organized vertically rather than horizontally;
- That the eave detail of the gable ends be simplified to reflect local historical tradition;
- That the horizontal stone or concrete cap half way up the ground floor be deleted;
- That the door of the proposed house at 52 Nelson be revised to reflect a historic pattern typical of Markham Village;
- That the proposed pre-cast entrance door surround be deleted on both of the proposed houses;
- That the oval gable window be revised to reflect a historic gable window, or gable detail of Markham Village; and,

That final review of the proposed houses at 52 and 54 Nelson St. and any associated development application 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 material, colours windows etc.

CARRIED

**16. Site Plan Control Application**  
**85 John Street, Thornhill,**  
**Proposed New Two Storey House (16.11)**

File Number: SC 14 113778

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

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The Heritage Planner reviewed the Site Plan Application for 85 John Street to demolish the existing dwelling and construct a new dwelling. Previous discussions and recommendations of Heritage Markham regarding this proposal with respect to the Veteran's Land Act house, were also reviewed. Notes from the Architectural Review Sub-Committee meeting held on February 9, 2015, were provided, confirming the building has a Group 3 rating and C classification in the Thornhill Conservation District Plan.

Barry Nelson, President of the Society for Preservation of Historic Thornhill, provided additional background information, suggesting the dwelling is a valuable heritage asset that should be preserved.

The Committee had lengthy discussion regarding the relevant sections of the Thornhill Heritage Conservation District Plan, the features of the dwelling, the heritage assessment by the Sub-committee, and appropriate development of the property. It was noted that the applicant could consider a design similar to the original dwelling as opposed to the Arts & Craft architectural style as proposed.

The owner was in attendance to discuss the proposal and indicated he would be willing to consider the suggestions of the Committee and would work with staff in this regard.

Committee member Marion Matthias requested that the minutes reflect her objection to the demolition.

**HERITAGE MARKHAM RECOMMENDS:**

That Heritage Markham has no objection to the demolition of the existing one storey single detached dwelling at 85 John St. given the Group 3 rating and C classification in the Thornhill Heritage Conservation District Plan; and,



That Heritage Markham has no objection to the proposed architectural style of the new single detached dwelling at 85 John St; and,

That Heritage Markham has no objection to a variance to the By-law to permit a Maximum Net Floor Area Ratio of 35% to construct the dwelling as proposed and date stamped November 26, 2014; and,

That Heritage Markham recommends that the applicant produce a streetscape elevation showing the existing neighbouring dwellings to the satisfaction of Heritage Section Staff; and,

That final review of any development application required to permit the proposed dwelling date stamped November 26, 2014, be delegated to Heritage Section Staff in consultation with the Ward Councillor; and,

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

CARRIED

**17. Request for Feedback**

**9721 Kennedy Road,**

**Proposed Relocation of the Stiver Tenant House (16.11)**

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

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The Heritage Planner reviewed the proposal to relocate the Stiver tenant house on the development site, closer to Kennedy Road to accommodate the extension of Tannis Street. Heritage Markham had reviewed an earlier proposal that kept the building on its original foundation.

Vincent Santamaura of SRN Architects Inc, representing the applicant, discussed the proposal and displayed additional drawings to clarify the plan. He advised that the front veranda would be restored as close to the original as possible.

The Committee discussed the noise impacts from the proximity to Kennedy Road and suggested the dwelling be pulled back on the original site to accommodate the new road, with the displaced townhouses moving to the Kennedy Road site. Mr. Santamaura advised that they will consider the suggestion.

**HERITAGE MARKHAM RECOMMENDS:**

That Heritage Markham receive as information.

CARRIED

**18. Zoning By-law Amendment Application  
Official Plan Amendment Application  
Plan of Subdivision  
9350-9392 Kennedy Road,  
Official Plan Amendment, Zoning Amendment  
and Plan of Subdivision (16.11)**

File Numbers: OP 14 132762

ZA 14 132762

SU 14 132762

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

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The Senior Heritage Planner described the proposed townhouse development at 9350-9392 Kennedy Road, and the integration of the existing heritage house on this site. The house may need to be set back from Kennedy Road to accommodate road widening.

Staff advised that the house will be restored with a compatible addition, which will be reviewed by Heritage Markham at a future meeting. The development will be subject to a Public Meeting for the Official Plan and Zoning Amendments.

**HERITAGE MARKHAM RECOMMENDS:**

That Heritage Markham recommends that, as a condition of approval for the applications by Kylemore Communities regarding 9350-9392 Kennedy Road:

- The heritage house be integrated into to the development plan for Block 8 and included in the Plan of Condominium;
- Vehicular access and parking for the heritage house be from the internal condominium road, and the existing driveway onto Kennedy Road be closed;
- That the standard City of Markham heritage conditions regarding designation under the *Ontario Heritage Act*, Heritage Conservation Easement, securing and protection of the heritage building, and a Restoration Plan as part of a Site Plan Control application applying to the heritage building parcel be included in the Conditions of Draft Approval for the Plan of Subdivision; and,

That the architectural design and urban design character of the townhouse blocks next to the heritage building be sensitively handled to complement the heritage building, and that Heritage Section staff and Heritage Markham be part of the commenting process on the proposed designs.

CARRIED

**19. Request for Feedback**  
**Channel Letter Signs in Heritage**  
**Conservation Districts (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning  
B. Roberts, Zoning Supervisor

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The Senior Heritage Planner advised that the City's sign regulations are to be reviewed, and the Committee's feedback is requested for channel letter signs, a new type of sign not previously considered. The Committee viewed samples and discussed the impact of the signs, and indicated general support for use in heritage areas.

**HERITAGE MARKHAM RECOMMENDS:**

That Heritage Markham supports the use of channel letter signs with external illumination as appropriate to the City's Heritage Conservation Districts, provided that no part of the sign is translucent to create the effect of internal, backlit lighting; and,

That this feedback be provided to the Zoning Section as part of its Sign By-law review.

CARRIED

**20. Special Events**  
**40<sup>th</sup> Anniversary of Heritage Markham Committee (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning reviewed the notes from the 40<sup>th</sup> Anniversary Sub-Committee and the suggested project and funding.

Ron Waine, who will lead the initiative of producing a Heritage Markham book to celebrate the committee's 40<sup>th</sup> anniversary, provided further details.

**HERITAGE MARKHAM RECOMMENDS:**

That Heritage Markham Committee endorses the concept of producing a Heritage Markham book to celebrate the committee's 40<sup>th</sup> anniversary focusing on the positive heritage accomplishments and projects achieved by the committee working with applicants over the last 40 years; and,

That the Sub-Committee continue to pursue the book concept under the leadership of Ron Waine including finalizing the total budget that would be needed to implement this project, identifying specific projects to highlight, and contacting Mayor Scarpitti to further explore the concept and his potential involvement; and,

That Heritage Markham recommends to Council that in addition to the \$2,000 identified in the Heritage Markham budget (2015) for anniversary celebrations, an additional amount of up to \$6,000 be approved from the Heritage Reserve Account for the book project; and further,

That the final expenditure of funds for the book project be subject to approval of the Heritage Markham Committee.

CARRIED

**21. New Business**  
**Minor Variance Application**  
**9 Albert Street (16.11)**

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

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The Heritage Planner provided information regarding the Minor Variance application for a second dwelling unit on this property. Heritage Markham has previously considered a site plan application for an addition and detached garage, and a Minor Variance application for temporary use of the garage as a residential unit.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no comment on the Minor Variance application for 9 Albert Street; and,

That final review of any development application be delegated to Heritage Section Staff in consultation with the Ward Councillor.

CARRIED

**22. New Business**  
**7707 Yonge Street, Thornhill,**  
**Northeast Corner of Colborne St. and Yonge St. (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

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Councillor Valerie Burke advised that part of a fence at Colborne Street and Yonge Street in Thornhill that had been encroaching on the regional road, but had been removed in its entirety without a heritage permit.

**HERITAGE MARKHAM RECOMMENDS:**

That Heritage Markham requests the property owner at 7707 Yonge Street, Thornhill, obtain a Heritage Permit and replace the fence, in accordance with the District Guidelines, in consultation with Heritage Section staff and the Ward Councillor.

CARRIED

**Adjournment**

The Heritage Markham Committee meeting adjourned at 10:25 PM.