

Heritage Markham Committee Meeting City of Markham

**November 12, 2014
Canada Room, Markham Civic Centre**

Members

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

Regrets

Councillor Colin Campbell

Staff

Regan Hutcheson, Manager, Heritage Planner
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. David Nesbitt assumed the Chair for item # 13.

Barry Martin disclosed an interest with respect to Item # 13, the Elias Hamilton House at 6 Heritage Corners Lane, by nature of being the contractor 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
- Ron Waine will provide comments on a Heritage Symposium he attended
 - Information update requests
 - Application consultation process

Heritage Markham Recommends:

That the November 12, 2014 Heritage Markham Committee agenda be approved.

CARRIED

2. Minutes of the October 8, 2014

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 October 8, 2014 be received and adopted.

CARRIED

3. Heritage Markham Committee Budget 2015 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
B. Karumanchery, Acting Director, Planning and Urban Design

The Manager of Heritage Planning reviewed the proposed budget for 2015. Options for the Heritage Plaque Ceremony and Awards of Excellence were discussed and the Committee endorsed a ceremony as part of the Special Council (Community Recognition) meeting as was done in 2014.

Heritage Markham Recommends:

That Heritage Markham endorses a Heritage Markham budget for 2015 in the amount of \$9840.00; and,

That the budget for 2015 be forwarded to the Development Services Commission for consideration by Council.

CARRIED

4. Digital Delivery of CHO News (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning advised of the new digital format for the CHO News. All members except Marion Matthias requested to receive the digital copies.

Heritage Markham Recommends:

That the following members of Heritage Markham request to receive digital copies of CHO News: all members except Marion Matthias.

CARRIED

5. Year End Reception 2014 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning requested feedback for the year end reception. The Committee indicated a preference for the arrangement of previous years: an early start to the Heritage Committee meeting in December, followed by a reception in the Councillors lounge.

The Committee expressed appreciation to Cheryl Leask, the recently retired Administrative Assistant to the Heritage Section staff, for her dedication and support over the years.

Heritage Markham Recommends:

That Heritage Markham will hold its year end reception on December 10, 2014, in the Councillors Lounge following the Heritage Markham Committee meeting, and will be organized by City staff; and,

That the December Heritage Markham Committee meeting will start at 6:15 p.m.; and,

That appreciation be conveyed to Cheryl Leask, Administrative Assistant to the Heritage Section staff, for her dedication and support over the years

CARRIED

**6. Site Plan Control Application –
Proposed Addition, Roof Structure and Veranda
237 Main Street Unionville (16.11)**

File number: SC 14 121842

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

The Heritage Planner explained the Site Plan Control application for 237 Main Street. The applicant is requesting clarification on options for the veranda.

Margaret Hough, applicant, and Russ Gregory, agent for the applicant, were in attendance to display photographs and drawings of the dwelling and to explain their proposal.

The Committee discussed the applicant's preference, the impacts on the box bay window, and staff's recommendation to leave this significant feature intact without enclosing the brackets.

Heritage Markham Recommends:

That Heritage Markham receive the deputation of the applicant as information; and,

That Heritage Markham does not support any form of the proposed veranda, that envelopes, attaches to, or negatively impacts the integrity of the existing historic second storey box bay window on the south elevation of the dwelling at 237 Main St. Unionville; and,

That the application be referred to the Architectural Review Sub-committee and staff, with delegated authority to approve a recommendation on behalf of Heritage Markham.

CARRIED

**7. Request for Feedback-
Main Street Markham South
Road Construction - Design Issues (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
A. Brown, Director, Engineering
A. Cachola, Senior Manager, Engineering
D. Foong, Capital Works Engineer

Alan Brown, Director of Engineering, and Dan Foong, Capital Works Engineer, gave a presentation of the Main Street South road construction and discussed design details such as the streetlight styles, the preferred use of impressed asphalt and the related patterns and colour options, and pedestrian crosswalk treatments. Vehicle safety concerns with respect to the street pavers already installed north of Highway 7, and maintenance issues were discussed. Staff also noted the installation times required for pavers versus impressed asphalt and the desire to be the least disruptive to the Vinegar Hill residents living east of the James Scott/Main Street intersection. Staff confirmed that representatives of various area ratepayer associations will be consulted through the Main Street Markham Committee.

City staff have indicated support for the colonial brick colour option, with the off-set brick pattern for the impressed asphalt. The Committee indicated agreement with these options.

Heritage Markham Recommends:

That Heritage Markham Committee receive the presentation from Engineering Department staff; and,

That Heritage Markham recommends that the same design and materials treatment to be used in the regional intersection for pedestrian crossings be used in all pedestrian crossing treatments south of Highway 7, using the colonial brick colour, the off-set brick pattern for the impressed asphalt, and without the zebra brick pattern.

CARRIED

**8. Request for Feedback –
Shared Places Our Spaces
Markham’s Draft Public Realm Strategy (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
Brett Lucyk, Public Realm Coordinator

Brett Lucyk, Public Realm Coordinator, gave a presentation on Markham’s Draft Public Realm Strategy, as part of public consultation program of the strategy. The objective of the strategy is to achieve public spaces that are well planned, designed, and managed, where our heritage, culture and diversity can be celebrated, and where there are opportunities to recreate and enjoy nature, and where daily life in the City is enhanced.

A Council Committee workshop will be held in January 2015, followed by a report to General Committee. A portal page will be available in the near future for further public review. A survey was distributed to the committee members.

The Committee commented on the importance of using dark-sky friendly lighting; providing lots of benches with seat backs; and the difficulty of public realm development on Yonge Street, due to the competing jurisdictions. It was noted that some of the most desirable public realm spaces are the City’s heritage conservation districts.

Heritage Markham Recommends:

That Heritage Markham receive the presentation by Brett Lucyk, Public Realm Coordinator on the draft public realm strategy as information.

CARRIED

- 9. Heritage Permit Applications -**
Delegated Approvals: Heritage Permit Applications
126 Main Street Unionville
20 George Street, Markham Village
112 Main Street North
5 George Street, Markham Village
6 Wismer Place, Markham Heritage Estates
City of Markham, 101 Town Centre Boulevard (16.11)

File number: HE 14 135154

HE 14 132368

HE 14 133283

HE 14 133849

HE 14 135135

HE 14 135738

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

**10. Building and Sign Permit Applications -
Delegated Approvals: Building and Sign Permits
81 John Street, Thornhill
93 Main Street, Unionville
132 Main Street, Unionville
142 Main Street, Unionville,
124 Main Street, Unionville
110 (112A) Main Street North, Markham Village
117 Robinson Street, Markham Village
11303 Warden Avenue, Rural (16.11)**

File number: 14 117317 HP
13 128393 HP
14 129481 NH
14 134602 SP
14 134583 HP
14 133541 SP
14 134257 HP
14 133732 NH

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

**11. Information -
Markham Heritage Estates
Installation of Heritage LED Light Fixtures (16.11)**

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

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**12. Site Plan Control Application –
Detached Two Car garage with Storage Loft
14 Alexander Hunter Place**

Markham Heritage Estates (16.11)

File number: SC 14 124141

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

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed garage design for 14 Alexander Hunter Place subject to the addition of corner boards and the elimination of windows from the garage doors and the submission of the side and rear elevations; and,

That final review of the Site Plan application SC 14 124141 and anticipated Minor Variance application be delegated to Heritage Section staff.

CARRIED

**13. Site Plan Control Application –
Elias Hamilton House
6 Heritage Corners Lane
Markham Heritage Estates (16.11)**

File number: SC 14 130286

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

David Nesbitt assumed the Chair for item # 13.

Barry Martin disclosed an interest with respect to Item # 13, the Elias Hamilton House at 6 Heritage Corners Lane, by nature of being the contractor for the project, 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 has no objection to the Site Plan Control application for 6 Heritage Corners Lane subject to the plans and elevations being revised to reflect the staff comments and the applicant entering into a Site Plan Agreement.

CARRIED

**14. Site Plan Control Application –
St. Demitrija's Church Addition
201 Main Street North**

Markham Village Conservation District (16.11)

File number: SC 14 127473

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

Heritage Markham Recommends:

That Heritage Markham has no objection to the Site Plan Control application for 201 Main Street North subject to the applicant entering into a Site Plan Agreement.

CARRIED

15. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Community Heritage Ontario: CHO News, Fall 2014 edition (full copy distributed at meeting)
- b) Society for the Preservation of Historic Thornhill: October 2014 Newsletter (staff has full copy)
- c) Ministry of Citizenship, Immigration and International Trade: June Callwood Outstanding Achievement Award for Volunteerism in Ontario

CARRIED

**16. Site Plan Control Application and Minor Variance Application –
Proposed Relocation of and Addition to an Existing Heritage Dwelling
11 Victoria Avenue, Unionville (16.11)**

File number: SC 131541 and A/152/14

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

The Heritage Planner gave an overview of the proposal for relocation of and addition to the existing heritage dwelling at 11 Victoria Avenue, Unionville, and explained the requested variances. The existing mature tree in the west yard of the adjacent property and potential damage to the tree roots by the relocation of the house was discussed. The City has denied an application to remove the tree. Staff recommendations were reviewed.

Russ Gregory, agent, and Mr. and Mrs. Lauritsen, owners, were in attendance. Mr. Gregory discussed the rationale for the proposed location of the dwelling and addition. The mass of the proposed addition cannot be moved back due to TRCA constraints regarding the floodplain in the rear yard. The arborists' report justifies removal of the tree in the rear yard to accommodate a potential location for the garage, however, the neighbour may object to this as it would impact their privacy.

The Committee noted concerns for the proposed massing of the building primarily from the front and west elevations, and the impact of the grading differential with the house at 7 Victoria Avenue. Suggestions were made to minimize the massing impacts with respect to the setback of the second floor roof and the setback of the side yard addition. It was suggested that the tree could be removed to relocate the garage further back on the property providing more space between this house and the dwelling to the east. A streetscape drawing was recommended.

Mr. Gregory had questions regarding the pre-consultation and approval process.

Heritage Markham Recommends:

That Heritage Markham has no objection to lifting the existing heritage dwelling off its current foundation and being placed on a new foundation in the same position on the lot; and,

That Heritage Markham has no objection to the requested variance to permit a front yard setback of 8.53 feet in support of the proposed front veranda; and,

That Heritage Markham does not support re-positioning the existing house further west of its existing position, so as not to negatively impact the Sugar Maple located on the neighbouring property; and,

That Heritage Markham does not support the massing and forms of the proposed two storey addition because:

- The attached garage is too prominent;
- The veranda of the existing one storey wing is not preserved or replicated in its entirety;
- The side elevations do not relate to the historic forms of the existing heritage dwelling, and

That Heritage Markham recommends the applicant explore a detached garage or an attached garage that is substantially setback from the front elevation; and,

That Heritage Markham does not support the requested variance to permit a side yard setback of 4.92 ft for a two storey portion of the building because it supports a two storey architectural form that is not satisfactory to the Committee; and,

That Heritage Markham has no comment on the requested variance to permit openings in the building lower than the a geodetic height of 174.5 m Canadian Geodetic Datum; and further,

That Heritage Markham refers the design of the proposed addition to the Architectural Review Sub-Committee for review and recommendations.

CARRIED

17. Studies/Projects –

Main Street Unionville Precinct Master Plan

Feedback on Draft Final Plan (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning requested further comments regarding the Main Street Unionville Master Plan. The Committee had provided initial comments for the draft concepts in July 2014. The Committee reiterated their previous comments and discussed the parking facility in the floodplain on the east side

Heritage Markham Recommends:

That Heritage Markham Committee generally supports the concepts proposed in the Main Street Unionville Community Vision Plan subject to the following comments previously submitted:

Hwy 7 Corridor

- No support for the railway underpass
- A general agreement that this corridor is somewhat different from the remainder of the heritage conservation district and can take additional height (more than the current 2 storeys permitted in the District Plan) and intensification
- Height proposal of 3.5 storeys is appropriate, however the higher development concept next to railway line should transition to a two-storey height as it moves north to adjacent single detached units
- Focus on built form rather than uses
- The identification and preservation of heritage properties at 4460, 4470 and 4480 Highway 7

Stiver Mill/Market Square

- The corridor area appears to be over programmed with too many components
- Likely that proposed buildings will meet opposition from railway authorities

Village Core

West side:

- Potential for underground parking under the north section- why only in the south section
- Support the walking path concept, need walkability
- Optimize accessible parking, particularly at-grade parking
- Needs an anchor or draw (see comment for east side)
- Needs a facelift and streetscape improvements

- Concerned that the level of intensification may overwhelm the character of Unionville and may not achieve the revitalization or draw the pedestrian traffic. It will, however, increase the vehicle traffic and may help the businesses

East side:

- Preserve the heritage buildings at 187 and 193 Main Street – these were removed from the plans or highly altered
- Streetscape improvements are important
- Safety/crime issues for underground parking area
- Noted potential sites for anchor, or a community draw

North area (Toogood Pond, Varley, Crosby CC):

- Crosby Arena and the amphitheatre could proceed as individual projects

General Comments on the Overall Concept

- General concern about over intensification and loss of traditional Unionville appearance and 19C village charm.
- Acknowledgement that some density is necessary to achieve underground parking
- commercial area needs to be programmed to be successful.
- Delete Recommendation # 16 "Precedent – Poundbury" as it does not seem very successful – a member of the committee had just returned and reported that the retail was a failure and most people left each morning to work elsewhere
- As the largest land owner and with an interest in an increased tax base, the City should steer the development of the area
- Crosby Arena, Stiver Mill, and the amphitheatre could proceed as individual projects

CARRIED

18. New Business

Heritage Symposium in Cobourg (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Ron Waine gave a brief overview of the Heritage Symposium he had recently attended in Cobourg. Mr. Waine noted how advanced Markham policies and practices are in comparison to other municipalities and he credited this to Council support as well as the efforts of the Committee and staff. He also recognized the great presentation by George Duncan, which was well received at the Symposium.

The Committee congratulated George Duncan. He explained that his presentation had been on the Heritage Register and that he has since been approached to give the presentation to other groups.

19. New Business

Property Updates (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Committee members received updates on various property matters including: 142 Main Street, Unionville (unapproved alterations); 150 Main Street, Unionville (signage); and 188 Main Street, Unionville (unapproved alterations).

20. New Business

Property Updates (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed the pre-consultation and site plan approval processes. It was noted that applicants are fully informed and staff make every effort to provide guidance and advice on appropriate infill and additions at the first opportunity available. The Committee discussed the possibility of the owners meeting with the Committee early in the process, if feasible.

The Manager of Heritage Planning noted that staff are not permitted to bring items to Heritage Markham until there are formal applications preferably with the feedback on tree issues and engineering. The Committee members requested copies of the Heritage Conservation District guidelines for reference.

Adjournment

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