

Heritage Markham Committee Meeting City of Markham

**September 11, 2014
Council Chamber, Markham Civic Centre**

Members

Jenny Chau
Councillor Don Hamilton
David Johnston
David Nesbitt, Vice-Chair
Barry Martin, Chair
Marion Matthias
Templar Tsang-Trinaistich

Regrets

Councillor Valerie Burke
Councillor Colin Campbell
Judith Dawson
Graham Dewar
Anthony Farr
Ronald Waine

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. None were disclosed.

1. Approval of Agenda (16.11)

- A) New Business from Committee Members
– 15 Euclid Street

Heritage Markham Recommends:

That the September 11, 2014 Heritage Markham Committee agenda be approved.

CARRIED

2. Minutes of the August 13, 2014 Heritage Markham Committee meeting (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Templar Tsang-Trinaistich noted that he had an interest with respect to Item # 17, 46 and 48 Main Street, by nature of association with the Project Manager, and that he had not taken part in the discussion of or voted on the question of the approval of this matter, and requested that this be noted in the August 13, 2014 minutes.

Heritage Markham Recommends:

That the minutes of the Heritage Markham Committee meeting held on August 13, 2014 be received and adopted, as noted.

CARRIED

3. Committee Member Attendance/Absenteeism (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham Committee receive the information on attendance and absenteeism as information.

CARRIED

**4. Site Plan Control and Minor Variance Application –
Proposed On-Site Relocation and Addition to a Heritage House
3 Franklin Street, Markham Village (16.11)**

File number: SC14 118344 and A/65/14

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

The Committee received correspondence from Steven C. Ferri of Loopstra Nixon, representing the owners of 3 Franklin Street; and from Tony Farr, Graham Dewar, Charlotte Wilson, Christine Beyer, and Ruth Winterfield.

The Senior Heritage Planner reviewed the application and the recommendation from the Architectural Review Sub-Committee meeting held on August 21, 2014. The applicant has revised the application in accordance with the recommendations of the Sub-Committee and staff. Staff reviewed the revisions, the current variance requests, and displayed 3-D renderings provided by the applicant to assist the Committee in clarification.

Russ Gregory, agent for the applicants, and the applicants, were in attendance. Mr. Gregory discussed what he considered to be a successful meeting with the Sub-Committee and the general indications from the Sub-Committee that the 52% variance could be supported. Mr. Gregory outlined the revisions and advised that although the Arborist has indicated the sugar maple tree is in fair condition, City staff have deemed it to be in good condition. Efforts will be made to preserve the tree if possible, or to provide alternate plantings, if necessary.

The Committee considered that the determination of the variance for the floor area ratio should be left to the Committee of Adjustment, and indicated less concern with the percentage, but more concern with the scale, massing, design and impacts. Staff provided information regarding the exterior materials to be used and advised that in the event that any significant further changes are made they will not be dealt with by staff, but would come back to this Committee for review.

Karen Rea spoke in opposition to the proposal with respect to the variance for the floor area ratio.

Heritage Markham Recommends:

That Heritage Markham receive the Architectural Review Sub-Committee notes as information; and,

That Heritage Markham supports the revised building elevations and site plan with side yards that comply with the By-law; and further,

That the mature sugar maple tree (#12 on the arborist report) be protected and preserved, with an adjustment made to the building footprint if required, to accomplish the preservation of the tree.

CARRIED

**5. Site Plan Control Application –
On-Site Relocation and Additions to a Heritage House
171 Main Street North, Markham Village (16.11)**

File number: SC14 124632

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

The Senior Heritage Planner explained the preliminary proposal for on-site relocation and additions to a heritage house at 171 Main Street North, Markham Village, and advised that the long-term intention of the owner is to rezone the property for office use. A new foundation will be constructed, which will enable the driveway to be useable.

Russ Gregory, representing the applicant, was in attendance and responded to questions.

The Committee recommended the use of permeable pavers on the driveway due to its length, and encouraged neighbourhood consultation at the appropriate stage of the proposal. Preliminary comments were provided at this time, and further review will be provided following a sub-committee review once more complete drawings are provided.

Heritage Markham Recommends:

That the Site Plan Control Application for 171 Main Street North be referred to the Architectural Review Sub-Committee for review and comment once a complete set of plans and information on tree preservation are available; and,

That the findings and recommendations of the Architectural Review Sub-Committee be reported back to Heritage Markham.

CARRIED

- 6. Building or Sign Permit Applications -
Delegated Approvals: Building and Sign Permits
7787 Yonge Street, Thornhill
12 James Scott Road, Markham Village
9 Albert Street, Markham Village
303 Main Street North, Markham Village
12 David Gohn Circle, Markham Heritage Estates
177 Main Street, Unionville
5954 Highway 7, Markham Village (16.11)**

File numbers: 13 128388 NH
13 113516 HP
14 113709 HP
14 120030 HP
14 128342 HP
14 129517 SP
14 129457 AL

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

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

**7. Heritage Permit Applications -
Delegated Approvals: Heritage Permits
257 Carlton Road, Unionville, Arena/Curling Club
280 Main Street, Unionville
20 George Street Markham Village
37 Colborne Street, Thornhill
216 Main Street Unionville, Varley Art Gallery
210 Main Street Unionville, Crosby Arena
197 Main Street Unionville, McKay Art Centre
148 John Street, Thornhill (16.11)**

File number: HE 14 128106
HE 14 128115
HE 14 128846
HE 14 129020
HE 14 129528
HE 14 128269
HE 14 126730
JE 14 126119

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

Heritage Markham Recommends:

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

CARRIED

**8. Awards -
Ontario Heritage Trust
Changes to Ontario's Heritage Awards (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham Committee receive the information on the discontinuation of the Ontario Heritage Trust's Heritage Community Recognition Awards program and the province's re-focus on the Lieutenant Governor's Ontario Heritage Awards.

CARRIED

**9. Request for Information -
Porch Column Replacement
54 Cricklewood Crescent
Thornhill Community (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That staff be requested to make a site visit to 54 Cricklewood Crescent to assess the condition of the wood porch columns prior to Heritage Markham making a recommendation on any proposed replacement material.

CARRIED

10. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Architectural Conservancy of Ontario: ACORN in a nutshell newsletter, August 15, 2014
- b) Richmond Hill Public Library: World War One programs

CARRIED

**11. Site Plan Control Variance Application –
Proposed New Roof and Second Story Addition
237 Main Street, Unionville (16.11)**

File number: SC14 121842

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

The Heritage Planner provided an overview of the proposal for a new roof, second storey addition, and a wrap-around veranda at 237 Main Street, Unionville. The dwelling has been experiencing chronic roof leakage. Staff support the roof with a pitch of 4/12 and the addition, but had some concerns with other alterations.

Russ Gregory, representing the applicant was in attendance and responded to questions. Mr. Gregory requesting a partial verandah be approved, and explained the reasoning for the frieze. The Committee discussed the frieze and parapet details.

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed second storey addition and replacement of the existing low slope flat roof with a new hipped roof having a slope of no more than 4/12, in accordance with the Markham Council extract adopted in 1999;

That Heritage Markham does not support the alteration of the existing second storey box bay window on the south side with a veranda roof;

That Heritage Markham does not support the proposed frieze treatment on the original house in accordance with the 1999 recommendation of the Unionville Sub-Committee; and,

That final review of the application be delegated to Heritage Section Staff provided that:

- the proposed hipped roof is amended to have a pitch of no more than 4/12;
- the proposed frieze treatment is deleted from the original portion of the house;
- the integrity of the existing second storey box bay window is maintained.

CARRIED

**12. Minor Variance Application –
Proposed New Semi-Detached House
36 George Street, Markham Village (16.11)**

File number: SC14 114518 and A/92/14

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

The Heritage Planner provided an update on this proposal and reviewed the notes and recommendation from the Architectural Review Sub-Committee held on August 21, 2014. The applicant has revised the proposal to a semi-detached dwelling linked by a central garage.

Russ Gregory, representing the applicant was in attendance and responded to questions. Mr. Gregory reviewed the four Minor Variances currently being considered.

Heritage Markham Recommends:

That the designer of the proposed new building at 36 George St. pursue the option of creating a semi-detached dwelling linked by a central garage sharing a substantial party wall with the garage being no higher than 1 ½ storeys tall.

That final review of the application be delegated to Heritage Section Staff.

CARRIED

**13. Special Events -
Planning for Heritage Day and Heritage Week 2015 (16.11)**

File number: SC14 118344 and A/65/14

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning discussed Heritage Day and Heritage Week, 2015 events, and suggested a Special Events Sub-Committee be established. The theme this year is “Main Streets”.

Councillor Don Hamilton agreed to be on the Sub-Committee and suggested that events and any funds be pooled with the Unionville BIA. It was noted that Thornhill would also be included in the events.

Heritage Markham Recommends:

That this matter be deferred to the next Heritage Markham meeting.

CARRIED

**14. Doors Open Markham 2014 -
Date: Saturday, September 27, 2014(16.11)**

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

The Senior Heritage Planner gave an overview of the Doors Open Markham event, featuring the Stiver Mills location. Any interested Heritage Committee members were encouraged to participate.

**15. New Business
15 Euclid Street**

Extracts: R. Hutcheson, Manager of Heritage Planning

Templar Tsang-Trinaistich noted the impact of the built form at 15 Euclid Street, despite being built within the by-law provisions. The owner has offered a site visit to the Committee members, to assist the members in understand the impacts of new construction on existing development. Templar will coordinate the visit with interested members.

Adjournment

The Heritage Markham Committee meeting adjourned at 9:00 PM.