

Heritage Markham Committee Meeting City of Markham

**October 8, 2014
Council Chamber, Markham Civic Centre**

Members

Councillor Colin Campbell
Judith Dawson
Graham Dewar
Anthony Farr
Councillor Don Hamilton
David Johnston
David Nesbitt, Vice-Chair
Barry Martin, Chair
Marion Matthias
Templar Tsang-Trinaistich

Regrets

Councillor Valerie Burke
Jenny Chau
Ronald Waine

Staff

Regan Hutcheson, Manager, Heritage Planner
Peter Wokral, Heritage Planner
Kitty Bavington, Council/Committee Coordinator

Barry Martin, Chair, convened the meeting at 7:22 PM by asking for any disclosures of interest with respect to items on the agenda. David Nesbitt, Vice-Chair, assumed the Chair for agenda item # 8.

Barry Martin disclosed an interest with respect to agenda item # 8, 6 Heritage Corners Lane, by nature of being involved in this application, 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

Heritage Markham Recommends:

That the October 8, 2014 Heritage Markham Committee agenda be approved.

CARRIED

- 2. Minutes of the September 11, 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 September 11, 2014 be received and adopted.

CARRIED

- 3. Heritage Markham Committee
Expiration of Terms (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Manager of Heritage Planning explained that some members terms are expiring on November 30, 2014; however, the City is requesting that they stay on until replacements are appointed, early in 2015.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

- 4. Heritage Permit Applications -
Delegated Approvals: Heritage Permit Applications
37 Colborne Street, Thornhill
5 Euclid Street, Unionville
137A Main Street, Unionville
15 Library Lane, Unionville
69 Main Street North, Markham Village (16.11)**
File number: HE 14 130368
HE 14 131993
HE 14 130345
HE 14 130365
HE 14 132341
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

**5. Building and Sign Permit Applications -
Delegated Approvals: Building and Sign Permits**

7681 Yonge Street, Thornhill

127 Main Street, Unionville

14 Pavillion Street, Unionville

4470 Highway 7 East,

68 Main Street North, Markham Village

20 Markham Street, Markham Village

126 Main Street North, Markham Village

68 Main Street North, Markham Village

171 Town Centre Boulevard

70 Karachi Drive, Markham

36 Rouge Street, Markham Village

4478 Elgin Mills Road E., Markham

4478 Elgin Mills Road E., Markham

4478 Elgin Mills Road E., Markham (16.11)

File number: 14 130264 AL

14 129781 HP

14 130489 HP

14 130349 AL

14 121779 AL

14 130460 HP

14 131972 AL

14 132198 SP

14 128968 MP

14 132511 SP

14 129854 HP

14 130200 000 00 HP

14 130020 DE

14 130020 00100 HP

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

**6. Tree Removal Applications -
Delegated Approvals: Tree Removal Permits
154 Main Street Unionville
288 Main Street North, Markham Village (16.11)**

File number: 14 130158

14 132214

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive the information regarding the tree removal permits approved by Heritage Section staff under the delegated approval process.

CARRIED

**7. Site Plan Control Application –
Commercial Addition to an Automotive Dealership
7997 Kennedy Road (includes 31 Helen Avenue) (16.11)**

File number: SC 14 000009

Extracts: R. Hutcheson, Manager of Heritage Planning

S. Heaslip, Senior Project Coordinator, Planning

Heritage Markham Recommends:

That Heritage Markham recommends that as a condition in the Site Plan Agreement for the project, the owner be required to purchase and install on the property, in a prominent location, a Markham Remembered interpretive plaque, to the satisfaction of the Manager of Heritage Planning, to acknowledge the James Brander House and the history of the property.

CARRIED

**8. 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, Vice-Chair, assumed the Chair for agenda item # 8.

Barry Martin disclosed an interest with respect to agenda item # 8, 6 Heritage Corners Lane, by nature of being involved in this application, 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 recommends that when the Site Plan Control Application for the Elias Hamilton House at 6 Heritage Corners Lane is submitted, it be referred to the Architectural Review Sub-Committee, with authority to review and approve a Heritage Markham recommendation on behalf of Heritage Markham.

CARRIED

**9. Request for Feedback -
Proposed Accessory Building
527 William Forster Road (16.11)**

File number: PRE 14 130710
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

Heritage Markham Recommends:

That Heritage Markham has no objection from a heritage perspective to the proposed accessory building having driveway access from:

1. William Forster Road provided it is setback at least 10 feet from front face of the adjacent single detached dwelling to the west; or,
2. The Lane as originally as planned in the original site plan application for the house and plan of subdivision; and,

That final review of the site plan application or any other development application be delegated to Heritage Section staff provided the design of the accessory building is substantially the same as the accessory building already constructed at 1 Kalvinster Drive with the exception of the location of the garage doors; and, further

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

CARRIED

10. Correspondence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Municipal Heritage Symposium: Building a Heritage Register, Cobourg, October 18, 2014
- b) Heritage Canada the National Trust: Heritage Magazine (staff has complete copy)
- c) Brampton Heritage Board: The Brampton Heritage Times (staff has complete copy)

CARRIED

**11. Site Plan Control and Minor Variance Application –
Proposed Additions and Alterations to an Existing House
146 John Street, Thornhill (16.11)**

File number: 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 described the proposal for additions and alterations to an existing house at 146 John Street, and discussed details relating to the veranda, the balcony, and the four variances. Engineering staff do not support the variance for the rear yard setback as it would not permit enough space to ensure proper drainage.

Concerns were expressed for the increased GFA ratio; the size and shape of the garage, and the rear yard setback next to 148 John Street. The previous proposal drawings were displayed to compare the preferred original single car garage concept.

The Committee discussed the width of the driveway and the proximity of the side door exiting the garage to the property line, and suggested changes to the dimensions of the garage and driveway.

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed revisions and additions to 146 John St. subject to the applicant increasing the front veranda depth to 6 ft and reducing the scale of the proposed veranda posts; and,

That Heritage Markham has no objection to the seating area on the flat roof above the one storey rear addition as it is more like a balcony than a roof-top deck or patio, and it does not overlook the neighbouring properties backyard; and,

That Heritage Markham has no objection to the variances requested by the applicant or any variance that results from increasing the depth of the veranda to 6 ft, save and except the proposed rear yard setback which should be no less than 4 ft; and,

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

That final review of the Site Plan application SC 13 138084 and Variance application A/144/14 be delegated to Heritage Section Staff.

CARRIED

**12. Site Plan Control Application –
Reconstruction of Historic Shed as a Garage and Workshop
38 Colborne Street
Thornhill Heritage Conservation District (16.11)**
File number: SC 14 132662
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

The Manager of Heritage Planning presented the Site Plan Control Application proposal for the reconstruction of a historic shed as a garage and workshop at 38 Colborne Street.

The Committee received the notes from the Architectural Review Sub-committee meeting held on October 2, 2014, and additional elevation drawings from the applicant.

Mr. Barry Nelson, applicant, was in attendance and answered questions regarding the future “lean-to” characteristics. Mr. Nelson confirmed that he had discussed the proposal with his neighbours and there were no objections. He also described the extensive demolition process undertaken to carefully de-construct the building so it could be re-used.

Heritage Markham Recommends:

That Heritage Markham supports the proposed garage/workshop at 38 Colborne Street subject to the applicant maintaining the roof pitch of the original building, using more traditional windows in the side elevations, and using a wood garage door clad in vertical tongue and groove; and,

That Heritage Markham delegate its review function of the Site Plan Control Application for the re-erection of the historic shed at 38 Colborne Street to Heritage Section staff.

CARRIED

**13. Site Plan Control Application –
On-Site Relocation and Additions to a Heritage House
171 Main Street North
Markham Village Heritage Conservation District (16.11)**
File number: SC 14 124632
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner

The Manager of Heritage Planning explained the proposal for the on-site relocation and additions to the heritage house at 171 Main Street North. A streetscape survey was displayed to compare the front yard setback of the subject and adjacent houses.

The Committee received the notes from the Architectural Review Sub-committee meeting held on October 2, 2014. The Committee discussed the trend of converting houses for professional office uses in this area.

Mr. Shane Gregory, representing the applicant, advised that some of the neighbours have been consulted, and the rest will be consulted once the final plans are prepared.

The Committee was in general agreement with the revised front yard setback proposed for the dwelling.

Heritage Markham Recommends:

That Heritage Markham delegate its review function of the Site Plan Control Application for 171 Main Street North to Heritage Section staff.

CARRIED

**14. New Culvert Guard Railing –
Main Street Unionville Opposite 139 Main Street
Unionville Heritage Conservation District (16.11)**

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

The Manager of Heritage Planning advised of the new culvert guard railing proposed for Main Street Unionville.

The Committee received comments from Reid McAlpine, President of the Unionville Villagers Association, noting a preference for a wooden structure. The Committee discussed various materials that would be appropriate for safety, aesthetics, maintenance, and visibility of the creek. Heritage staff noted that a wood or wood-like material would be more in keeping with the village character of historic Unionville. It was requested that the owner of the property at 139 Main Street be consulted.

Heritage Markham Recommends:

That Heritage Markham delegate final approval of the new culvert guard railing for Main Street Unionville to Heritage Section staff.

CARRIED

**15. Heritage Permit Application –
Non-compliant Electronic Information Sign
6041 Highway 7 (16.11)**

File number: HE 14 114564

Extracts: R. Hutcheson, Manager of Heritage Planning
L. DeHaas, Facility Supervisor

The Manager of Heritage Planning advised that City staff are proposing to retain the existing non-compliant electronic information sign on City property at 6041 Highway 7.

The Committee reviewed the Markham Village Heritage Conservation District Plan policies and Sign By-law provisions. A Committee member noted that the use of the sign is not strictly for public information purposes, but is also used for commercial purposes.

Heritage Markham Recommends:

That Heritage Markham Committee confirms its supports of the Markham Village Heritage Conservation District Plan policies; and

That alternative letter sign options with heritage character design features be considered.

CARRIED

**16. Major Zoning Amendment & Draft Plan of Subdivision –
Kylemore Communities (Victoria Square Ltd.)
10975 Woodbine Avenue
Victoria Square Community (16.11)**

File number: ZA 13 113916,
SU 13 113916

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

The Heritage Planner presented the proposal for the relocation of the heritage house at 10975 Woodbine Avenue, within the Draft Plan of Subdivision for Kylemore Communities. The applicant is proposing to move the house as a future dwelling unit to a lot within a proposed park. Staff is working with the applicant to finalize the location of the lot, the lot size, and the orientation of the house.

The Committee discussed options for relocation, ensuring sufficient land is provided, the potential uses of the house (residential vs. other type of use), the neighbourhood context, and compatible design for the proposed townhouses.

Heritage Markham Recommends:

That Heritage Markham delegate final approval of the proposed relocation of the heritage house at 10975 Woodbine Avenue to Heritage Section staff.

CARRIED

**17. Doors Open Markham 2014 -
Date: Saturday, September 27, 2014
Summary of Event (16.11)**

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

The Manager of Heritage Planning provided a hand-out and summarized the Doors Open event held on September 27, 2014, outlining the successful aspects and areas that require improvement.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

18. Planning for Heritage Day and Heritage Week 2015 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning advised that Heritage Week is February 15 – 21, 2015, and Heritage Day is February 16. The Committee may want to form a small sub-committee and consider a joint project with Markham Village and Unionville BIAs to celebrate Markham's Main Streets (which is the national theme for 2015). The Committee expressed no interest in planning an event for Heritage Week 2015.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

19. Markham Heritage Committee's 40th Anniversary

Date: October 28, 2015 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning informed the members that Markham's Committee had been established on October 28, 1975, and discussed whether the Committee wished to commemorate the 40th anniversary. Past members could be invited to participate.

Suggestions from the Committee included a publication of the Heritage Awards of Excellence projects over the years. It was noted that Gwyneth Wojna was an original member of the Committee and could be contacted for input.

Heritage Markham Recommends:

That a 40th Anniversary Sub-Committee be created to consider possible projects to celebrate this special anniversary consisting of the following Heritage Markham members:

- Barry Martin
- Judith Dawson
- Marion Matthias
- Ron Waine
- David Johnston
- Graham Dewar

And that former members of Heritage Markham also be invited to participate on this committee; including Barry Nelson, who volunteered to participate.

CARRIED

20. Main Street Markham Streetscape Redevelopment

Main Street South Component (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning discussed the pedestrian crossings under construction on Main Street Markham, south of Highway 7, and requested feedback on the paving materials, given recent comments by operations staff. Previous comments by the Heritage Committee were reviewed and the Committee agreed that the comments be consistent.

Heritage Markham Recommends:

That Heritage Markham confirm previous comments made on March 19, 2014:

- The treatment for the pavers for the pedestrian crossing feature both south and north of the bridge should be the same design treatment as used on the Main Street North pedestrian crossing.

CARRIED

**21. Main Street Unionville Precinct Master Plan
Final Document (16.11)**

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

This matter was deferred to the next Heritage Markham meeting, pending receipt of the report from the consultants.

**22. New Business
127 Main Street, Request for Update**

Extracts: R. Hutcheson, Manager of Heritage Planning

An update on this property was provided. Site Plan Approval has been obtained and construction will soon begin.

**23. New Business
Councillor Participation**

Councillor Don Hamilton questioned if the participation of Council members on this Committee is necessary. The Committee members strongly recommended that Council members continue to sit on Heritage Markham.

Adjournment

The Heritage Markham Committee meeting adjourned at 9:45 PM.