

**Heritage Markham Committee Meeting
City of Markham
Canada Room, Markham Civic Centre**

July 9, 2014

Minutes

Members

Judith Dawson
Graham Dewar
Anthony Farr
Councillor Don Hamilton
David Johnston
Barry Martin, Chair
Marion Matthias
Templar Tsang-Trinaistich
Ronald Waine

Regrets

Councillor Valerie Burke
Councillor Colin Campbell
Jenny Chau
David Nesbitt, Vice-Chair

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 7:25 PM by asking for any disclosures of interest with respect to items on the agenda.

Templar Tsang-Trinaistich disclosed an interest with respect to Item # 5, Heritage Permit Applications, by nature of owning 16 Pavillion Street, 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 and Staff:
- 118 Main Street, Unionville
 - 82 John Street, Thornhill
 - Meeting notes for 36 George Street, Markham
 - Meeting notes for 104 John Street, Thornhill
 - 3 Franklin Street, from June 18, 2014 Heritage Markham minutes

Heritage Markham Recommends:

That the July 9, 2014 Heritage Markham Committee agenda be approved.

CARRIED

2. Minutes of the June 18, 2014

Heritage Markham Committee meeting (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Graham Dewar provided an update on # 13, 3 Franklin Street. The Committee agreed to deal with this matter under New Business.

Heritage Markham Recommends:

That the minutes of the Heritage Markham Committee meeting held on June 18, 2014 be received and adopted.

CARRIED

**3. Information – LED Streetlight Conversion Project
within Heritage Conservation Districts (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Kumar, Senior Manager, Asset Management
B. Penner, Asset Management
S. Mehar, Asset Management

The Manager of Heritage Planning reviewed previous presentations and discussions with respect to the LED Streetlight Conversion Project.

Bill Smelser from Laurilliam Consulting gave a presentation to provide an update to the Committee on the replacement of the cobra-head fixture with a new LED fixture, noting the advantages and deficiencies of the various models. The issue of a more traditional heritage design and light source colour and intensity were discussed. The consultant indicated that a number of streets in the Markham Village Heritage Conservation District were actually currently under-lit and additional light poles may be needed. P. Kumar and S. Mehar from the Asset Management Department, were also in attendance.

The Committee had no concerns.

Heritage Markham Recommends:

That Heritage Markham receive as the information on the LED Streetlight Conversion Project as information.

CARRIED

**4. Site Plan Control and Minor Variance Application –
Proposed Semi-Detached Dwelling**

36 George Street, Markham Village (16.11)

File number: SC114518 and A/92/14

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

The Committee received Meeting Notes from the Architectural Review Sub-Committee, and correspondence from Karen Rea, dated July 9, 2014.

The Heritage Planner reviewed previous discussions of this proposal at the last Heritage Markham meeting, and the direction of Committee to refer the Minor Variance application to the Architectural Review Sub-Committee to respond on behalf of Heritage Markham. The Sub-committee did not support the proposal, and the applicant is now asking for deferral by Heritage Markham and the Committee of Adjustment, to allow further revisions and another review by the Sub-committee before the August Heritage Markham meeting.

The Committee supported the deferral and advised the audience members in attendance on this matter that any comments may be irrelevant due to the applicant's intention to revise the plan.

Phil Taylor, adjacent property owner, spoke in general support of the applicant, and expressed concern for the preservation of the tree in the proximity of the proposed driveway.

Cindy and George Ballos, neighbours, expressed concern about two houses being placed on the single lot, and the impact on the mature vegetation in the area of the driveway.

Heritage Markham Recommends:

That Heritage Markham refer the Minor Variance and Site Plan Control applications for 36 George Street, Markham Village, to the Architectural Review Sub-Committee for a review of any revised plans, prior to the August Heritage Markham meeting.

CARRIED

**5. Heritage Permit Applications –
Delegated Approvals: Heritage Permits
16 Pavillion Street, Unionville
33 Artisan Trail, Victoria Square
819 Bur Oak Avenue, Cornell (16.11)**

File number: HE 14 121775
HE 14 121890
HE 14 118963

Extracts: R. Hutcheson, Manager of Heritage Planning

Templar Tsang-Trinaistich disclosed an interest with respect to Item # 5, Heritage Permit Applications, by nature of 16 Pavillion Street, 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 receive as information.

CARRIED

**6. Building or Sign Permit Applications
Delegated Approvals: Building and Sign Permits
121 John Street, Thornhill
7681 Yonge Street, Thornhill
155 Main Street, Unionville
132 Main Street, Unionville
12 Main Street North, Markham Village (16.11)**

File number: 13 115763 HP
14 112479 SP
14 121328 SP
14 117481 HP
14 120138 AL

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

**7. Site Plan Control Application
Proposed New Dwelling and Detached Garage
19 Maple Lane, Unionville (16.11)**

File number: SC 14 114082

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

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed new dwelling and detached garage at 19 Maple Lane subject to the owner entering into a Site Plan Agreement containing the usual conditions relating to materials, colours, etc.; and,

That Heritage Markham supports any variances, if required, to implement the proposed new house and garage on the basis of the designs submitted.

CARRIED

**8. Site Plan Control Application
New Proposal
7703 Kennedy Road (16.11)**

File number: SC 12 114376

Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That Heritage Markham receive the information on the new proposal as information and will provide any further comments when the Building Permit is submitted for review.

CARRIED

**9. Site Plan Control Application
Proposed Commercial Patio
227 Main Street North, Markham Village (16.11)**

File number: PRE 14 122916
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed patio at 227 Main St. N. and delegates final review of the application to Heritage Section Staff.

CARRIED

**10. Committee of Adjustment
Variance Application - Proposed Additional Use
5954 Highway 7, Markham Village (16.11)**

File number: A/98/14
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Punit, Committee of Adjustment

Heritage Markham Recommends:

That Heritage Markham Committee has no comment on the proposed variance application for an additional use.

CARRIED

11. Correspondence (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

Heritage Markham Recommends:

That the following correspondence be received as information:

- a) Heritage Canada National Trust: Communiqué: Canada History Week
- b) Stiver Mill Farmer's Market Newsletter – First Edition, June 29, 2014.

CARRIED

12. Site Plan Control Application
Proposed Alteration of Accessory Structure
104 John Street, Thornhill (16.11)

File number: SC 14 113334

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

The Committee received the Meeting Notes from the Architectural Review Sub-committee. The Heritage Planner advised that this application had been referred to the Sub-committee due to a concern for the amount of glass on the wall facing Pomona Mills park (east elevation), and the visibility from the park. A solution was agreed upon to install additional boards, smaller panes, and external mutin bars, as well as the installation of a sliding barn door on the west elevation.

The Committee discussed the regulations for the percentage of glass permitted, with respect to fire safety and environmental issues.

Heritage Markham Recommends:

That Heritage Markham has no objection to the proposed alterations to the accessory building at 104 John Street, subject to the following:

- That final review of the site plan application to alter the exiting accessory building at 104 John Street be delegated to Heritage Section staff provided:
 - That the amount of proposed curtain wall glazing on the east wall be reduced by retaining two to three of the existing vertical wooden boards at either end of the barn portion of the building, and in front of the upper sill on which the roof rafters bear;
 - That a sliding barn door be installed in the open position on the west elevation of the barn, to the side of the proposed man doors which are to replace the existing garage door;
 - That the design of the glass curtain wall be reviewed by the Ward Councillor in terms of its pane sizes and profile to ensure it is as bird friendly as possible prior to the applicant placing a window order.

CARRIED

13. Request for Feedback

Driveway Expansion with a Parking Pad

10 Eckardt Avenue , Unionville (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
B. Wiles, Manager of By-law Enforcement

The Committee received comments from David Nesbitt, who could not attend the meeting.

The Senior Heritage Planner introduced this item regarding the driveway expansion at 10 Eckardt Avenue. The applicants are requesting approval for a parking pad, constructed without a permit, adjacent to the existing driveway within the municipal boulevard. By-law enforcement staff do not support the proposal. A variance to the Driveway By-law will be required.

David MacDonald and Beth Whyte, applicants, gave a presentation explaining the rationale of the requested expansion to accommodate temporary use for jockeying of vehicles, as on-street parking is not permitted. They advised the parking pad would not be used for overnight parking and would be finished in a permeable material with enhanced landscaped. Photographs of several similar expanded driveways on Eckardt Avenue were displayed.

The Committee discussed alternate parking options on the property, the provisions of the Heritage District Plan and the Driveway By-law, the impacts on green space, and the proposal from a Heritage perspective. The Committee noted the possible cumulative effect of this type of exception.

Heritage Markham Recommends:

That Heritage Markham has no objection to a narrow parking pad adjacent to the existing single-lane driveway, as shown in the photograph attached to the agenda, on the condition that the property owner obtain any required municipal approvals, and subject to the use of permeable materials and enhanced landscaping to the satisfaction of Heritage Section Staff; and,

That this recommendation is based on the merits of this specific application and should not be considered as a precedent.

CARRIED

14. Studies

Main Street Unionville Precinct Master Plan- Feedback on Draft Final Concepts (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning gave a presentation on the Main Street Unionville Precinct Master Plan (draft final concepts) from the information on the City of Markham website. This is considered a 30-year plan. The Committee's recommendations will go to the consultant and to staff for consideration in the preparation of the final report.

Committee provided comments on each of key focus areas.

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

Stiver Mill/Market Square

Site plans and concept drawings for the Stiver Mill and historic train station corridor were displayed.

The Committee provided the following comments:

- 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:

Site plans and concept drawings for the Precinct Plan of Main Street Unionville, west side, were displayed. It was noted that TRCA approval will be required for some SPA areas on the west side.

The Committee provided the following comments:

- 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:

Site plans and concept drawings for the Precinct Plan of Main Street Unionville, east side, were displayed, emphasizing the large parking platform with solar panels on the roof. TRCA does not support the parking structure location due to flood issues.

The Committee provided the following comments:

- 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):

Site plans and concept drawings for the Precinct Plan of the north end of Main Street Unionville, were displayed. The area includes the Varley Art Gallery, Crosby Arena, and Toogood Pond. Options for the arena configuration, possible locations of the curling rink, and the addition of an amphitheatre at Toogood Pond were discussed.

The Committee provided the following comments:

- Crosby Arena and the amphitheatre could proceed as individual projects

General Comments on the Overall Concept

The Committee provided the following general comments:

- 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

In conclusion, although the Committee questioned the amount of intensification, it was agreed that it is important to have a plan in place to guide development in a specific direction and avoid inappropriate infill.

Heritage Markham Recommends:

That Heritage Markham's comments on the Main Street Unionville Precinct Master Plan-Draft Final Concepts be forwarded to the consultants and staff.

CARRIED

15. Projects

Update on Stiver Mill- Opening Ceremony – June 29, 2014 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning provided photographs of the restored Stiver Mill and Unionville Station, and the Opening Ceremonies held on June 29, 2014.

Heritage Markham Recommends:

That Heritage Markham receive as information.

CARRIED

16. Site Plan Application for Addition and Detached Garage

118 Main Street, Unionville (16.11)

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

The Heritage Planner provided an explanation of the site plan application for an addition to the existing dwelling and a rear yard detached garage at 118 Main Street. Staff discussed the existing rear tail and do not consider it worthy of preservation due to the loss of its architectural integrity through numerous unsympathetic alterations.

The Committee discussed the scale of the two smaller windows on the south elevation. Roger Kortschot, applicant, explained the rationale for this detail. He advised that variances are not required for this project, and agreed to ensure the neighbours are aware of the proposal.

Heritage Markham Recommends:

That Heritage Markham has no objection to:

- a) the removal of the existing tail addition; and,
- b) the proposed rear addition and detached garage at 118 Main Street Unionville and delegates final review of any planning application required to construct the proposed addition to Heritage Section Staff; and,

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

CARRIED

**17. Site Plan Application to Demolish an addition and construct a new addition
82 John Street, Thornhill (16.11)**

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

The Heritage Planner explained the proposal to demolish a one storey addition at the rear of the existing house, and to replace it with a new two storey addition linked to the existing house with a new one storey connection. Staff explained the Minor Variances that are required and advised that staff have no objections. The recommended conditions were reviewed.

Heritage Markham Recommends:

That Heritage Markham has no objection to the massing form and materials of the proposed addition to the existing heritage dwelling at 82 John Street; and,

That the windows of the proposed addition be revised to be four or six over one windows rather than the two over two windows show in the drawings; and,

That the existing wooden windows of the heritage portion of the house should be retained; and,

That any existing modern synthetic replacement windows on the heritage portion of the house should be replaced with appropriate new wooden windows; and,

That Heritage Markham has no objection to the requested variances to the By-law described in Committee of Adjustment application A/93/14; and,

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

That final review of the site plan control and variance application be delegated to Heritage Section Staff.

CARRIED

18. Update, 3 Franklin Street, Unionville (16.11)

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

Graham Dewar discussed the June 18, 2014 Heritage Markham minutes regarding information from the applicant's agent to the Architectural Review Subcommittee regarding the condition of the foundation. Mr. Dewar suggested that the information provided may be incorrect and that the foundation may actually be in good condition. It was noted that the suggested poor condition of the foundation may have influenced the Committee to support the dwelling relocation. Staff were asked to inspect the foundation, inside and out, and obtain an engineer's report if necessary, before the next Heritage Markham meeting. The applicant is to be advised accordingly.

The Committee discussed revising its previous recommendation of support for the project and variances, and also considered the concept of "minor" variances. It was noted that the GFA calculation for this application may have been based on a loophole for second storey open space, and the Committee should be mindful of similar situations in the future.

A member of the public offered comments on this issue.

Heritage Markham Recommends:

That Heritage Markham requests staff to inspect the foundation of the dwelling at 3 Franklin Street, inside and out, and obtain an engineer's report if necessary, from the applicant, before the next Heritage Markham meeting, and to advise the applicant accordingly; and,

That the Committee of Adjustment be requested to defer consideration of the application for 3 Franklin Street until after the Heritage Markham meeting on August 13, 2014, due to Heritage Markham's reconsideration of the recommendation previously provided.

CARRIED

19. Super Mailboxes (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed the introduction of Super Mailboxes into Heritage areas, and requested staff look into proactive discussions with Canada Post regarding the design of heritage-friendly structures.

20. 26 Albert Street (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee was advised that the heritage house from 26 Albert Street has now been relocated to Heritage Estates, and all members were invited to visit it. It was also noted that the building appears to be leaning and should be securely boarded, and staff were asked to contact the owner to ensure the house is kept secure and stable.

Adjournment

The Heritage Markham Committee meeting adjourned at 10:40 PM.