

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

May 14, 2014

Minutes

Members

Councillor Valerie Burke
Councillor Colin Campbell
Jenny Chau
Judith Dawson
Graham Dewar
Anthony Farr
David Johnston
David Nesbitt, Vice-Chair
Barry Martin, Chair
Marion Matthias

Regrets

Councillor Don Hamilton
Templar Tsang-Trinaistich
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.

David Johnston disclosed an interest with respect to Item # 15, 40 Main Street North, by nature of being the project architect, and did not take part in the discussion of or vote on the question of the approval of this matter in his capacity as a member of Heritage Markham.

1. Approval of Agenda (16.11)

- a) A number of new business items were added to the agenda.

HERITAGE MARKHAM RECOMMENDS:

That the May 14, 2014 Heritage Markham Committee agenda be approved.

CARRIED

2. Minutes of the April 9, 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 April 9, 2014 be received and adopted.

CARRIED

3. Meeting dates -

Changes to Heritage Markham Meeting Dates and Location

June, September and October 2014 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manger of Heritage Markham advised of meeting date conflicts for June, September and October, 2014. The Committee discussed their availability and confirmed the dates.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham's meeting dates and location will be changed as follows:

June: Wednesday, June 18, Canada Room

September: Thursday, September 11, Council Chamber

October: Wednesday, October 8th, Council Chamber

CARRIED

4. Park Signage - Parks Signage Design: Follow-up (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
M. Behrooz, Parks Development Coordinator
-

Morteza Behrooz, Park Development Coordinator, provided an update on the parks signage design, and provided illustrations of the latest iteration of the “master sign” that would provide the basis for various types of park sign types. Staff are requesting agreement from Heritage Markham to use the “master sign” in non-heritage districts. Urban Design staff will continue to work with the Committee to develop park signs for heritage districts.

The Committee discussed cost-saving measures and colouration/designs for the various heritage districts.

HERITAGE MARKHAM RECOMMENDS:

- 1) That Heritage Markham has no objection to the design of the “master sign” to be produced and installed in the non-heritage districts in 2014; and,
- 2) That Urban Design will continue to work with Markham Heritage Committee to develop a “Heritage Sign” as a member of the Family of Signs in a manner that is harmonious with the “master sign” and acceptable to Markham Heritage Committee.

CARRIED

5. **Building or Sign Permit Application -
Delegated Approvals: Building and Sign Permits (16.11)**
149 John Street, Thornhill
7681 Yonge Street, Thornhill
121 John Street, Thornhill
147A Main Street, Unionville
210 Main Street, Unionville
68 Main Street North, Markham Village
3 Rouge Street, Markham Village
10228 Kennedy Road, Rural Area
70 Karachi Drive, Rural Area
6888 14th Avenue, Rural Area
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

- 6. Heritage Permit Applications -**
Delegated Approvals: Heritage Permits (16.11)
7707 Yonge Street, Thornhill
121 John Street, Thornhill
7 Station Land, Unionville
Main Street/Fred Varley Drive, Unionville
6041 Highway 7, Markham Village
12 Alexander Hunter Place, Markham Heritage Estates
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

- 7. Tree Removal Application -**
Delegated Approval: Tree Removal Permit
292 Main Street North, Markham Village (16.11)
File Number: 617288
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

**8. Site Plan Control Application -
Proposed Rear Addition**

37 Artisan Trail (16.11)

File Number: SC 14 130555

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

HERITAGE MARKHAM RECOMMENDS:

- 1) That Heritage Markham has no objection to the massing, form and materials of the proposed addition to the existing heritage dwelling at 37 Artisan Trail; and,
- 2) That the applicant enter into a Site Plan agreement with the City containing the standard conditions regarding, materials, colours, etc; and further,
- 3) That final review of the application be delegated to Heritage Section Staff.

CARRIED

**9. Site Plan Control Application -
Relocation of the James Campbell House**

2 Wismer Place, Markham Heritage Estates (16.11)

File Number: SC 14 111072

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

The Senior Heritage Planner described the proposed relocation of the James Campbell House from 26 Albert Street to 2 Wismer Place in the Markham Heritage Estates. The applicant has submitted a site plan application.

Greg Knight, applicant, made a deputation to discuss issues relating to the location of the chimney and other design / structural questions relating to elevating the stone foundation.

The applicant is requesting approval to remove the roof and rafters prior to relocation, to stabilize the building. The Committee recognized the safety issues involved and approved the request. The Committee acknowledged the time sensitivity for moving the building.

HERITAGE MARKHAM RECOMMENDS:

- 1) That Heritage Markham supports the site plan and elevations for the restoration of the James Campbell House, and the addition to it, subject to the applicant obtaining site plan approval on the basis of this design (with the chimney relocated and stone foundation cladding) and entering into a site plan agreement with the City including materials, colours, etc.; and,
- 2) That the applicant be authorized to do the work necessary to stabilize the building for safe relocation.

CARRIED

**10. Steering Committee Minutes -
Victoria Square Heritage Conservation District Steering Committee
Minutes of the May 7, 2014 Meeting (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

11. Correspondence - May 2014 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

That the following correspondence be received as information:

- a) Toronto Historical Association: April 2014 Newsletter.
- b) Ontario Ministry of Citizenship and Immigration: Ontario Medal for Good Citizenship.
- c) Richmond Hill Public Library: Historical Human Book Library Event, June 7, 2014.
- d) Doors Open Ontario 2014.

CARRIED

**12. Proposed Commercial Patio
7711 Yonge Street, Thornhill (16.11)**

File Number: SC 13 121621

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

The Heritage Planner explained the proposal for a patio in front of a commercial building at 7711 Yonge Street in Thornhill. The fence had been constructed in error due to a misunderstanding of the site plan process. Staff discussed the design guidelines of the Heritage District Plan and noise mitigation factors.

The Committee indicated support for the existing fence; however, recommended that a more appropriate style be considered when the fence is replaced in the future.

HERITAGE MARKHAM RECOMMENDS:

- 1) That Heritage Markham has no objection to the existing patio fence at 7711 Yonge Street provided that it is finished in solid colour paint or stain in an appropriate heritage colour that complements the existing building; and,
- 2) That a more appropriate style be considered when the fence is replaced in the future.

CARRIED

**13. Site Plan Control Application -
Proposed On-Site Relocation and Addition
3 Franklin Street (16.11)**

File Number: SC 14 112691

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

The Senior Heritage Planner advised that the applicant has requested this matter be referred to the Architectural Review Sub-Committee.

The Committee noted concerns for the design details and size of the proposed addition, and the impacts to surrounding properties. All Heritage Markham members were invited to attend the sub-committee meeting and will be notified of the date.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham refer this application to the Architectural Review Sub-Committee for review and recommendation, and a report back to Heritage Markham.

CARRIED

**14. Committee of Adjustment Variance Application -
Revised Variances for Building Depth and
Net Floor Area Ratio**

55 Rouge Street, Markham Village (16.11)

File Number: A/56/14

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

The Heritage Planner advised of revisions to the Minor Variance application for 55 Rouge Street, Markham Village, subsequent to a review by Heritage Markham on April 9, 2014. In light of the concerns from neighbouring property owners, Heritage staff do not support the revised variances.

Allan Ramsay of Allan Ramsay Planning Assoc., representing two neighbouring property owners, spoke of the potential impacts from the size of the proposed dwelling with respect to loss of privacy and sunlight, and compatibility with the character of the street.

The Committee considered comparable variances in the neighbourhood, and the gradual transition of the area with respect to increasing variances.

HERITAGE MARKHAM RECOMMENDS:

- 1) That Heritage Markham does not support the requested variances for a Maximum Building Depth of 21.4 m and a Maximum Net Floor Area Ratio of 49% because the resulting dwelling is too large in comparison with the neighbouring dwellings; and,
- 2) That Heritage Markham recommends that the proposed house be redesigned so as not to exceed the Maximum Building Depth provision of the By-law while still including the 6 ft depth front veranda.

CARRIED

**15. Site Plan Control Application -
Veranda for a Commercial Building
40 Main Street North, Markham Village (16.11)**

File Number: SC 14 114324

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

David Johnston disclosed an interest with respect to Item # 15, 40 Main Street North, by nature of being the project architect, and did not take part in the discussion of or vote on the question of the approval of this matter in his capacity as a member of Heritage Markham.

The Senior Heritage Planner provided an update on the proposed addition of a veranda at 40 Main Street, previously considered by Heritage Markham on October 9, 2013, with approval delegated to staff. Archival photographs of an earlier veranda were presented by staff.

David Johnston, architect representing the applicant, discussed the picket and column details. The Committee requested dog-legged pickets to replicate the original design in place of plain square pickets

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

**16. Committee of Adjustment Variance Application
Consent Application -
Creation of a New Lot
7739 9th Line, Markham (16.11)**

File Number: B/13/14, A/69/14, A/74/14

Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Planner, East District
A. Hordylan, Secretary, Committee of Adjustment

The Manager of Heritage Planning provided background information on a proposed severance and related variance applications for 7739 9th Line, Markham. Staff concerns and recommendations were reviewed relating to servicing and the provision of sufficient land surrounding the existing dwelling.

The Committee discussed the importance of providing sufficient land and considered the existing dwelling should retain 50% of the property.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham recommends the following to Markham Planning Department and the Committee of Adjustment regarding the consent and variance applications for 7739 9th Line:

- If the severance is supported, ensure that the heritage building can be properly serviced by municipal water and sewer systems;
- Increase the size of the lot containing the existing heritage dwelling to ensure an increased east side yard setback, the opportunity to add an addition to the existing dwelling and an increased rear yard amenity area/parking area to a minimum of 50% of the existing lot line;
- If the severance is supported by the Committee of Adjustment, to require the owner, as a condition of approval, to designate the heritage dwelling/property under Part IV of the Ontario Heritage Act and secure a Heritage Easement Agreement on the property containing the heritage dwelling.

CARRIED

17. New Business

10 Rouge Street (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning and a member of the Committee advised of recent media coverage regarding the construction of a dwelling at 10 Rouge Street and its impacts on the neighbouring property. The Committee discussed variances with respect to Floor Area Ratio and the need to ensure consistent approvals as well as consideration for the addition of garages etc.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

18. New Business

189 Main Street Unionville (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner advised of a proposal by the Unionville Arms in Unionville for the addition of outdoor televisions in its two outdoor patios (south side and north side of the restaurant adjacent to the sidewalk) during the upcoming World Cup sports event. Staff suggested that temporary approval be recommended for the duration of the event. The Committee agreed that it would provide economic benefits to the area.

HERITAGE MARKHAM RECOMMENDS:

- 1) That Heritage Markham has no objection to a temporary Heritage Permit for the installation of three televisions in the outdoor patios at the Unionville Arms, Unionville, for the duration of the World Cup sports event; and,
- 2) That the permit specify the dates for installation and removal of the televisions.

CARRIED

19. New Business

53 Dickson Hill Road (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner advised of a proposed addition to 53 Dickson Hill Road, which is listed on the Heritage Register. Staff recommend that this application be referred to the Architectural Review Sub-Committee. The Committee expressed concern for the proposed size of the addition and directed that the Sub-Committee report back to Heritage Markham.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham refers the application for an addition to 53 Dickson Hill Road to the Architectural Review Sub-Committee for a report back to Heritage Markham.

CARRIED

20. New Business

Yonge - Colborne Heritage Streetscape (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Ward Councillor provided an update on the Yonge – Colborne Heritage Streetscape project, and advised that in addition to the intersection project, the sidewalk on Colborne Street will also be replaced this year with pavers. Staff will ensure the paver colour is appropriate.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

21. New Business

7681 Yonge Street

Scotiabank Thornhill (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

In response to questions from the Committee, staff provided an update on the signage and lighting being installed at the Scotiabank in Thornhill.

22. New Business

Grand Opening – Markham Main Street (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Ward Councillor advised of the grand opening event for the new streetscape of Main Street Markham on June 20, 2014, in conjunction with Markham Village Festival, and invited all members to attend.

Adjournment

The Heritage Markham Committee meeting adjourned at 9:10 PM.