

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

March 19, 2014

Minutes

Members

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

Regrets

Anthony Farr
Councillor Don Hamilton

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 7:26 PM by asking for any disclosures of interest with respect to items on the agenda.

David Johnson disclosed an interest with respect to Item # 18, 8985 Woodbine Avenue, by nature of being the architect 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) Addendum Agenda
- B) New Business from Committee Members

HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

**2. MINUTES OF THE FEBRUARY 12, 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 February 12, 2014 be received and adopted.

CARRIED

**3. INFORMATION -
COMMITTEE TRAINING LEGISLATIVE ORIENTATION SESSION
(16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee Coordinator provided a refresher orientation session.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

4. PARK NAME SIGNAGE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
L. Irvine, Manager of Parks and Open Space Planning

Linda Irvine, Manager of Parks and Open Space Planning, gave a presentation on the proposed park name signage and provided sample illustrations of design, colour, and content.

The Committee discussed the specifications with respect to materials and resilience, and suggested strengthening the identification of heritage districts with respect to distinctive heritage colours, shape, materials, or wording. Staff was requested to bring small mock-ups to the next meeting.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham supports park name signage designs within heritage conservation districts more consistent with existing heritage signage.

CARRIED

- 5. BUILDING OR SIGN PERMIT APPLICATION -
DELEGATED APPROVALS: BUILDING PERMITS (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

- 6. INTENT TO DEMOLISH -
DEMOLITION OF DERELICT BARN
11129 NINTH LINE (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive the staff memorandum on the approval of the intention to demolish the derelict barn at 11129 Ninth Line as information.

CARRIED

- 7. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION -
VARIANCE TO PERMIT THE EXPANSION OF A LEGAL NON-
CONFORMING USE
12 STATION LANE, UNIONVILLE (16.11)**
File Number: A/13/14
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no objection to the expansion of a legal non-conforming use to permit the construction of the proposed 1 ½ storey detached 2-car garage.

CARRIED

- 8. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
NET FLOOR AREA RATIO
9 ALBERT STREET, MARKHAM VILLAGE (16.11)**
File Number: A/14/14
Extracts: R. Hutcheson, Manager of Heritage Planning
A. Hordylan, Committee of Adjustment
-

The Committee questioned why the variances had not been identified earlier. Staff indicated that when Heritage Markham had reviewed the site plan control application, the Zoning Section had not completed their review and subsequently indentified the need for variances.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no objection to the requested variance to permit a Maximum Net Floor Area Ratio of 50.8% to permit the construction of the proposed addition date stamped January 30, 2014, a Minimum Front Yard Setback of 23.85 ft for the existing building, and a minimum front yard setback for 18.57 ft. to the existing front porch at 9 Albert Street; and,

That Heritage Markham recommends that Site Plan Approval of the proposed addition be a condition of approval should the Committee of Adjustments grant the requested variances.

CARRIED

**9. INFORMATION -
UPDATE ON REMOVAL OF NORTH DOOR HISTORIC
UNIONVILLE TRAIN STATION (COMMUNITY CENTRE)
7 STATION LANE, UNIONVILLE (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
R. Chong, Project Engineer

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

**10. INFORMATION -
HERITAGE WORKSHOP - GRAVENHURST, ONTARIO
COMMUNITY HERITAGE ONTARIO AND
GRAVENHURST MUNICIPAL HERITAGE COMMITTEE (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

11. 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, February 21, 2014.
- b) Heritage Canada National Trust: Communiqué, February 27, 2014. New Film “Regeneration on Main Street”.
- c) Toronto Historical Association: March, 2014 newsletter.
- d) Ontario Heritage Trust: Heritage Matters newsletter, February 2014 issue (Staff has full copy).
- e) Heritage Canada National Trust: Heritage Magazine, Number 1 Issue, 2014 (Staff has full copy).

CARRIED

**12. POLICY - PROPOSED CRITERIA AND GUIDELINES
FOR THE EVALUATION AND INSTALLATION OF SOLAR
TECHNOLOGY ON PROPERTIES OF CULTURAL
HERITAGE VALUE OR INTEREST (16.11)**

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

The Heritage Planner discussed the increase in solar panel installation applications, and advised of research to develop criteria for evaluating future applications affecting heritage properties. Staff are seeking feedback from the Committee.

The Committee discussed preventing removal of trees to facilitate the solar panels, providing stronger, “shall be consistent with” wording for the policy, the precedence of the Ontario Heritage Act over the Green Energy Act, locating panels on the front of buildings, “prohibiting” instead of “discouraging”, and replacement and removal policies.

The Committee noted that the City’s policy to encourage alternate energy sources should be considered, and suggested that staff work with the Sustainability Department.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive the information on “Criteria and Guidelines for the Evaluation and Installation of Solar Technology on Properties of Cultural Heritage Value or Interest”; and,

That staff receive Heritage Markham’s comments and report back to the Committee on revised guidelines.

CARRIED

**13. BUILDING OR SIGN PERMIT APPLICATION -
PROPOSED SOLAR PANEL INSTALLATION
10530 HIGHWAY 48 (16.11)**

File Number: NH 14 109316

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

The Heritage Planner presented the proposal to install solar panels on the church at 10530 Highway 48. The Committee noted the trees on the west side of the property that may interfere with the panels. It was requested that the panel be installed in a symmetrical pattern.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no objection to proposed installation of solar panel collectors on the south facing slope roof slope of 10530 Hwy. 48, provided that the installation of the panels does not require removal of the trees.

CARRIED

**14. BUILDING OR SIGN PERMIT APPLICATION DEMOLITION -
PROPOSED DEMOLITION OF CARL REESOR JAMES HOUSE
8127 BAYVIEW AVENUE (16.11)**

File Number: 14 109569 DP

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner gave an explanation of the proposed demolition of the Carl Reesor James House, currently owned by the City of Toronto, and reviewed staff's recommendation. If necessary in the future, relocation on-site is a possibility, but removal from the site to other areas of the municipality would impact the heritage value.

Lorna Jones, a member of SPOHT, spoke of the uniqueness of this building, and suggested that it be preserved for use as a cat rescue shelter, and requested an opportunity to pursue this proposal. Roger Jones, a member of SPOHT spoke in support of the preservation of this property.

The Building Evaluation Subcommittee evaluated the building and it was given a "B" classification worthy of designation.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham accept the findings of the research report on the Carl Reesor James House and the Building Evaluation Sub-Committee; and,

That the demolition of the building is not supported on the basis of its cultural heritage value or interest; and,

That the City of Toronto be requested to reconsider potential uses for the building and to work with the City of Markham and the North Toronto Cat Rescue group; and further,

That Heritage Markham recommend to Council that the Carl Reesor James House at 8127 Bayview Avenue be designated under Part IV of the Ontario Heritage Act.

CARRIED

**15. RECOMMENDATION REPORT
CITY INITIATED REGULATIONS TO PERMIT
OUTDOOR PATIOS ON THE PUBLIC RIGHT OF WAY (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning gave a presentation on the City initiated regulations to permit outdoor patios on the public right-of-way. Design options and the boulevard patio policy were reviewed.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive as information.

CARRIED

**16. DEMOLITION PERMIT -
REAR YARD DETACHED ACCESSORY BUILDING
118 MAIN STREET, UNIONVILLE (16.11)**

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

The Heritage Planner explained the proposal to demolish an accessory building at 118 Main Street. The Committee suggested the door be salvaged. It was noted that several trees were removed without a permit.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no objection to proposed demolition of rear yard detached accessory building at 118 Main Street, Unionville; and,

That the side door to the shed be salvaged or donated.

CARRIED

**17. MAIN STREET SOUTH RECONSTRUCTION PROJECT
NEW BRIDGE/PUBLIC REALM FEATURES (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
D. Foong, Capital Works Engineer

The Manager of Heritage Planning gave a presentation on the pending reconstruction of the bridge for Main Street South, with respect to the streetscape features and the landscaped islands.

The Committee discussed design and material options, and suggested a logo be incorporated.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham Committee generally supports the streetscape and bridge concepts as proposed for Main Street South (Hwy 7 to Hwy 407), but has the following specific comments:

- The use of the same decorative light standard as used north of Highway 7 is very much supported for streetscape consistency;
- The low retaining wall (west side, south of bridge) and the planter walls should have a decorative stone treatment (preferably limestone) similar to the decorative treatment used elsewhere on the Main Street streetscape;
- The proposed concrete parapet wall and metal railing design for the bridge are supported (railing should be black, not aluminum colour);
- The treatment for the signal lights and poles, and 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; and,
- If pavers are required in the boulevard area or kill strip area, they should be the same pavers as used on Main Street North; and,
- That the Markham Village logo be incorporated into the bridge, south and north entry parapets.

CARRIED

**18. SITE PLAN CONTROL APPLICATION
ADDITION TO A HERITAGE BUILDING IN COMMERCIAL USE
8985 WOODBINE AVENUE
BUTTONVILLE HERITAGE CONSERVATION DISTRICT (16.11)**

File Number: SC 14 135773

Extracts: R. Hutcheson, Manager of Heritage Planning

David Johnson disclosed an interest with respect to Item # 18, 8985 Woodbine Avenue, by nature of being the architect for the project, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Senior Heritage Planner explained the proposal for an addition to 8985 Woodbine Avenue. The Committee had comments and questions regarding the materials and the window treatment on the north elevation of the proposed addition.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham generally supports the design concept for the proposed addition to the existing heritage building at 8985 Woodbine Avenue, and delegates further review to Heritage Section staff to work with the applicant on the restoration of heritage features on the existing building and any refinements to exterior elements of the addition.

CARRIED

**19. SIGN BY-LAW VARIANCE
SCOTIABANK
7681 YONGE STREET
THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner provided an update on the redevelopment of the Scotiabank property at 7681 Yonge Street, and advised of applications for a Sign By-law Variance to increase the permitted size of the wall sign.

Nathan Dart of Pride Signs Limited was in attendance and answered questions from the Committee regarding the lighting. The Committee requested down-lighting to be dark-sky compliant (i.e. potential use of goose-necked lighting).

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham has no objection to the requested variance to the Sign By-law by Scotiabank as a special case, on the understanding that this does not imply that any other requested variances to the Sign By-law will be supported in the future; and,

That the Scotiabank sign and logo sign be lit with down-lighting to be dark-sky compliant.

CARRIED

20. ONTARIO HERITAGE CONFERENCE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee received information about the upcoming Ontario Heritage Conference. Members were asked if they would like to attend to represent Heritage Markham.

21. EARTH HOUR EVENT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Councillor Colin Campbell invited everyone to the Earth Day event at Cornell.

ADJOURNMENT

The Heritage Markham Committee meeting adjourned at 10:30 PM.