

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

February 12, 2014

Minutes

Members

Ronald Waine, Chair
Barry Martin, Vice-Chair
Councillor Valerie Burke
Councillor Don Hamilton
Anthony Farr
David Johnston
David Nesbitt
Graham Dewar
Jenny Chau
Marion Matthias
Templar Tsang-Trinaistich

Regrets

Councillor Colin Campbell
Judith Dawson

Staff

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

Ronald Waine, Chair, convened the meeting at 7:19 PM by asking for any disclosures of interest with respect to items on the agenda.

Anthony Farr disclosed an interest with respect to Item # 10, Delegated Approvals, by nature of owning 34 Colborne Street, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Chair expressed appreciation to Barry Martin, Regan Hutcheson, George Duncan, and Peter Wokral for their participation in the Heritage Awards of Excellence Presentation Ceremony on January 29, 2014.

1. Approval of Agenda (16.11)

- a) New Business from Committee Members.

Heritage Markham Recommends:

That the February 12, 2014 Heritage Markham agenda be approved.

Carried

2. Minutes of the January 8, 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 January 8, 2014 be received and adopted.

Carried

3. Information -

Welcome to New Members (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Three new members of the Heritage Markham Committee were introduced and welcomed. Anthony Farr, Graham Dewar, and Templar Tsang-Trinaistich each gave a brief outline of their background.

Heritage Markham Recommends:

That Heritage Markham receive the information regarding the Council appointments to the Heritage Markham committee and that the new members be welcomed.

Carried

4. Information -

Committee Training

Legislative Orientation Session (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
K. Bavington, Committee Coordinator

This item was deferred to the next Heritage Markham Committee meeting.

5. 1) Election of Chair and Vice Chair
2) Subcommittees of Heritage Markham
3) Heritage Markham Representatives on Other Committees (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

This item was deferred to the end of the meeting.

The Manager of Heritage Planning chaired the election portion of this item, and outlined the election process.

Heritage Markham Recommends:

That Barry Martin is the Chair of Heritage Markham effective February 13, 2014; and,

That David Nesbitt is the Vice Chair of Heritage Markham effective February 13, 2014; and,

That the following members comprise the Architectural Review Sub-Committee: Judith Dawson, Barry Martin, Graham Dewar, and Marion Matthias (Thornhill items only); and,

That the following members comprise the Heritage Building Evaluation Sub-Committee: Barry Martin and David Nesbitt, with David Johnston as an alternate; and,

That the following members be appointed as representatives on the Doors Open Committee: David Nesbitt, David Johnston, and Barry Martin; and,

That Graham Dewar be appointed as the Heritage Markham representative on the Main Street Markham Committee, and Barry Martin be appointed as back-up; and further,

That Templar Tsang-Trinaistich be appointed as the Heritage Markham representative on the Main Street Unionville Committee.

Carried

**6. Request for Feedback -
Morgan Park Revitalization Study
11 Parkway Avenue, Markham Village (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Irvine, Manager of Parks and Open Space Planning

Ms. Linda Irvine, Manager of Parks and Open Space Planning gave a presentation regarding the Morgan Park Revitalization Study, seeking feedback from a heritage perspective. Ms. Irvine outlined the objectives of the Council-initiated Master Plan, and discussed the history and importance of the park, design principles, and heritage features that may be included. Three options were presented. It was noted that the ball diamond will be removed. Staff will consult with the Committee further, at later stages in the project.

Comments from the Committee included the need to explore a partnership with the adjacent Franklin School or a York Region School Board contribution; importance of keeping the pool; expanding the garden concept; fencing; noise from the band shell; drawing people from Main Street; and considering a maze. The Committee expressed a preference for Option A.

Cannon John Read of Grace Church, adjacent to the park, spoke issues related to shared parking and liability, and concerns for the use of the park by vagrants, and potential noise issues.

Heritage Markham Recommends:

That Heritage Markham receive the presentation as information; and,

That the following heritage related comments are provided as feedback:

- Option A is preferred
- a partnership is needed with the adjacent Franklin School
- importance of keeping the pool
- expanding the garden concept
- fencing requirements by the school
- mitigation of noise from any future band shell
- need a way to draw people from Main Street
- consider installing a maze with heritage-inspired tall grasses
- the need for shared parking opportunities.

Carried

**7. Request for Feedback -
Markham Village Library Square
Park Revitalization Study
6031 Highway 7, Markham Village (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Irvine, Manager of Parks and Open Space Planning

Ms. Linda Irvine, Manager of Parks and Open Space Planning gave a presentation regarding the Markham Village Library Square Park Revitalization Study, seeking feedback from a heritage perspective. Ms. Irvine outlined the objectives of the Council-initiated Master Plan, and discussed design principles and heritage features that may be included. Two options were presented. Staff will consult with the Committee further, at later stages in the project.

The Committee discussed interpreting the former fairground in some form, creating a gateway anchor feature at the intersection corner; retaining or replacement of existing trees to provide shade and noise abatement; the current siting of the library extension to strategically embrace the open square; future intensification of the adjoining community centre property; and programming events on the site.

A preference was expressed for Option 1, and for a softer surface. The issue of how a hard surface would be more practical was discussed. Suggestions included the removal of the column 'barriers' at the entrance, and that reclaimed materials could be used for a covered structure on the site, to provide a heritage element.

Heritage Markham Recommends:

That Heritage Markham receive as information; and,

That the following Heritage related comments are provided as feedback:

- Option 1 is preferred
- consider the former fairground interpretation
- create a gateway anchor feature at the intersection corner
- retain or replace the existing trees to provide shade and traffic noise/pollution mitigation
- future intensification of the site should be considered (i.e. the arena site)
- include a space for programming events on the site (festivals)
- a softer surface is preferred
- remove the column 'barriers' at the entrance
- integrate a structure made of reclaimed materials to provide a heritage element.

Carried

- 8. Site Plan Control Application -
Proposed New Detached Garage,
Re-Positioning of House and Demolition
of Non-Heritage Addition; 12 Station Lane, Unionville (16.11)**
File Number: SC 14 137030
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Heritage Markham Recommends:

That Heritage Markham has no objection to the form and massing of the proposed 1 ½ storey detached 2-car garage; and,

That the location of the proposed driveway be delegated to Heritage Section staff; and,

That Heritage Markham has no objection to the proposed repositioning of the heritage portion of the house and the demolition of the non-heritage portion of the house; and,

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

That Heritage Markham delegates final approval of the application to Heritage Section Staff provided there are no significant revisions from the drawings date stamped January 23, 2014.

Carried

- 9. Delegated Approvals - Heritage Permits (16.11)**
Extracts: R. Hutcheson, Manager of Heritage Planning
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Heritage Markham Recommends:

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

Carried

**10. Delegated Approvals -
Building Permits and Sign Permits (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

Anthony Farr disclosed an interest with respect to Item # 10, Delegated Approvals, by nature of owning 34 Colborne 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 the information on building and sign permits approved by Heritage Section staff under the delegated approval process.

Carried

**11. Request for Feedback -
Building Condition Assessment;
2920 and 2960 16th Avenue (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning
A. Hubbard, By-law Enforcement

Heritage Markham Recommends:

That Heritage Markham receive the site visit notes on 2920 and 2960 16th Avenue as information.

Carried

**12. Site Plan Control Application -
Window Restoration - Historic Unionville Train Station,
Unionville Heritage Conservation District;
7 Station Lane, Unionville (16.11)**

File Number: SC 13 107 844

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

The Senior Heritage Planner provided an update on the minor restoration of the Historic Unionville Train Station at 7 Station Lane in Unionville, taking place as part of the Stiver Mill project, and discussed the proposal to replace the north elevation door with a window. The Manager of Heritage Planning indicated the landing associated with the door had to be removed to allow a clear linear path along the parking lot for accessibility, and showed the approved site plan drawings. Staff also reviewed an archival photo of the station showing that the door was originally a window.

Ann Laxton, representing the Unionville Villagers' Association and the Unionville Historical Society, read a letter from the President of the UVA in objection to the proposal with respect to safety issues, authentic restoration, and functionality. Ms. Laxton displayed a photograph indicating the door has been in place for a long period of time and requested that if the door cannot be retained, that it be relocated to the west side of the building for the functionality of public use.

Given that the window/door work has already been approved, it was suggested that the matter be referred to Asset Management staff.

Heritage Markham Recommends:

That Heritage Section staff arrange for Ann Laxton to meet with appropriate Asset Management staff regarding the door issue connected with the window restoration of the Historic Unionville Train Station.

Carried

**13. Site Plan Control Application -
Heritage House Restoration and Addition;
39 Artisan Trail (16.11)**

File Number: SC 13 130682

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

Heritage Markham Recommends:

That Heritage Markham supports the design for the restoration of the Adam Hagler House and the addition, subject to the applicant entering into a Site Plan Agreement including the standard requirements relating to materials, colours, etc.

Carried

**14. Markham Heritage Estates Compliance -
Compliance Issues in Markham Heritage Estates (16.11)**

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

Heritage Markham Recommends:

That Heritage Markham receive Heritage Staff's report on compliance issues in Markham Heritage Estates as information.

Carried

**15. Site Plan Control Application -
Proposed Demolition of Accessory
Building, and Proposed Detached
Garage and Two Storey Addition to
Existing House; 11 Euclid Street (16.11)**

File Number: SC 14 136064

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

The Heritage Planner explained the proposal to demolish a garage and to construct a new detached garage and an addition to the existing house. Discussions included outstanding issues and the staff recommendations regarding the proposed skylight and the enclosed front veranda. Staff do not support a variance for lot coverage.

Russ Gregory, representing the owners, discussed the details of the proposal.

The Committee suggested mitigation of the visual impacts of the skylight and the rooftop railing. Mr. Gregory agreed to relocate the skylight and to skirt the rooftop railing to minimize their visibility.

The Committee discussed the building massing and the length of the driveway. With respect to the reintroduction of a street-facing door and appropriate windows to the enclosed front veranda, the Committee discussed the responsibility of the previous owner and the current opportunity to rectify this outstanding issue. Staff confirmed that the outstanding requirements associated with the previous site plan agreement were addressed and the file closed. However, given the new owners have submitted a new site plan application for a substantial addition, the requirement for restoration work on the front veranda was a legitimate and reasonable condition of approval. It was noted that a heritage grant may be available for this item, and Mr. Gregory indicated on behalf of the applicant in attendance, that the modification could be considered by the owner on that basis.

Heritage Markham Recommends:

That Heritage Markham has no objection to the form, massing and materials of the proposed addition and detached garage, but does not support the location of the proposed skylight on the addition, as it would be visible from the street; and,

That the proposed rooftop deck be further screened or built into the roof structure so that is not visible from the street; and,

That the existing enclosed front veranda be modified to resemble an early 20th century enclosed porch through the addition of appropriate windows and a false door; and,

That Heritage Markham has no objection to the demolition of the existing one storey accessory building; and,

That Heritage Markham does not support any variance to the Lot Coverage required to permit the construction of the proposed addition due to the potential loss of green space; and further,

That Heritage Markham delegates final review of the Site Plan and any related Variance application to Heritage Section Staff provided there are no significant revisions from the drawings date stamped January 23, 2014.

Carried

**16. Site Plan Control Application -
Detached Two Car Garage
Markham Heritage Estates;
20 David Gohn Circle (16.11)**

File Number: SC 14 136913

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

The Senior Heritage Planner provided background information on the proposed detached garage at 20 David Gohn Circle. The original application from 1997 had lapsed, and the applicants have submitted a new application with some modifications.

Heritage Markham Recommends:

That Heritage Markham supports the proposed design for a two car garage with loft at 20 David Gohn Circle subject to:

- The metal roofing being silver or silver grey in colour and having a profile reflective of traditional barn roofing, subject to review and approval by Heritage Section Staff;
- The board and batten siding being left unfinished to weather to grey, or painted or solid-colour stained in a traditional heritage colour, not a wood tone.

Carried

**17. Events -
Heritage Week 2014 (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manger of Heritage Planning reviewed the events planned to celebrate Heritage Week. The Committee suggested that several months notice be provided in 2015 so that the Committee can be involved in planning events. It was suggested that an education session concerning Markham's heritage conservation program be provide to the new Council, in 2015.

Heritage Markham Recommends:

That Heritage Markham consider ideas to celebrate Heritage Week 2015 well in advance of that date to allow time to plan an event; and,

That if a sub-committee is organized to plan and hold an activity, they are to have delegated authority to act on behalf of Heritage Markham; and further,

That a Heritage education session for the new Markham Council during Heritage Week in 2015, be considered.

Carried

**18. Request for Feedback
Main Street Unionville Precinct Master
Plan Study Focus Areas - East and West of
Commercial Core Area (16.11)**

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manger of Heritage Planning reported on the status of the Main Street Unionville Precinct Master Plan Study, and indicated substantial changes are being proposed; however, the consultants have not provided visuals to date. The timing to submit comments may require that the Architectural Review Sub-committee be authorized to provide comments.

Heritage Markham Recommends:

That Heritage Markham receive as information; and,

That the Architectural Review subcommittee be granted delegated authority to provide comments if necessary, due to timing.

Carried

19. New Business

March 12, 2014 Meeting of Heritage Markham (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Concern was expressed that the Heritage Markham meeting in March falls during the March Break, and there may be an issue with quorum. The Majority of members indicated they would be in attendance and the date of March 12 was confirmed.

20. New Business

Stiver Mills Restoration (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Ward Councillor indicated that numerous positive comments have been received regarding the ongoing restoration of Stiver Mills, and questioned the size of the “Stiver Brothers” sign. Staff responded that the sign is historically to scale.

21. New Business

Appreciation to Ron Waine, Outgoing Chair (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee expressed appreciation to Ron Waine, outgoing Chair of Heritage Markham, for his leadership during his term as Chair and his dedication to heritage matters.

The Heritage Markham Committee meeting adjourned at 10:15 PM.