

**HERITAGE MARKHAM COMMITTEE MEETING  
CITY OF MARKHAM  
Canada Room, Markham Civic Centre**

**September 11, 2013**

**MINUTES**

**Members**

Councillor Valerie Burke  
Jenny Chau  
Councillor Colin Campbell  
Judith Dawson  
Councillor Don Hamilton  
David Johnston  
Barry Martin, Vice-Chair  
Marion Matthias  
David Nesbitt

**Regrets**

Ronald Waine, Chair  
Richard Morales  
Barry Nelson

**Staff**

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

Barry Martin, Vice-Chair, convened the meeting at 7:24 p.m. by asking for any disclosures of interest with respect to items on the agenda.

Councillor Valerie Burke disclosed an interest with respect to Item # 6, Building Permit Applications regarding 26 Colborne Street, by nature of the dwelling being her family home, 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

**HERITAGE MARKHAM RECOMMENDS:**

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE AUGUST 14, 2013  
HERITAGE MARKHAM COMMITTEE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of the Heritage Markham meeting held on August 14, 2013 be received and adopted.

CARRIED

3. RESIGNATION OF TED CHISHOLM (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the resignation of Ted Chisholm, Unionville representative, and thank him for his 10 years of service and contribution to the Heritage Markham committee.

CARRIED

4. REQUEST FOR FEEDBACK  
40 MAIN ST. NORTH, MARKHAM VILLAGE  
PROPOSED FRONT VERANDA (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning explained the proposal for the re-introduction of a veranda on the front of the building at 40 Main Street North, Markham Village. Staff commented on the requirement for a Minor Variance, and noted that the feature was only on the building for a short time from around 1919, it may detract from the significant heritage attributes.

Mr. Mario Folco, applicant, was in attendance to provide background information on the changes to the building over the years. He advised that the veranda was on the original structure and lasted until the 1950's, and they wish to return this feature to the structure. The veranda will be used as an outside patio for restaurant use and will not be glassed in.

The Committee questioned signage placement and parking standards for this proposal. Staff will be reviewing these issues. Discussions included accessibility issues and architectural details. Although the original had an estimated width of 10-11 feet, the applicant indicates the requested width is 16 feet. The Committee indicated general support for the proposal and referred this matter to the Architectural Review Subcommittee for a review of the design.

HERITAGE MARKHAM RECOMMENDS: (different from memo)

THAT Heritage Markham supports in principle the re-introduction of the former c1919 veranda on the front of the Barkey Row houses;

AND THAT the proposal be referred to the Architectural Review Sub-Committee to review the design details.

CARRIED

5. HERITAGE PERMIT APPLICATIONS  
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

6. BUILDING PERMIT APPLICATIONS  
DELEGATED APPROVALS: BUILDING AND SIGN PERMITS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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Councillor Valerie Burke disclosed an interest with respect to Item # 6, Building Permit Applications regarding 26 Colborne Street, by nature of the dwelling being her family home, 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

7. TREE REMOVAL PERMITS  
DELEGATED APPROVALS: TREE REMOVAL PERMITS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

8. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION  
FILE NUMBER: A/126/13  
244 MAIN ST., UNIONVILLE  
VARIANCE FOR PROPOSED EXTENSION  
OF REAR YARD DECK (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner  
A. Hordylan, Committee of Adjustment
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no comment regarding the requested variance to permit an extension to the existing rear yard deck at 244 Main St. Unionville

CARRIED

9. INFORMATION  
17 EUCLID STREET, UNIONVILLE  
OMB DECISION(16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the information regarding 17 Euclid Street, Unionville, be received.

CARRIED

10. DEMOLITION PERMIT APPLICATION  
31 HELEN AVENUE  
PREPARATION FOR RELOCATION TO  
MARKHAM HERITAGE ESTATES (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the rear wing, front porch and foundation of the James Brander House at 31 Helen Avenue in preparation for its relocation to Markham Heritage Estates, subject to the submission of a demolition permit application.

CARRIED

11. CORRESPONDENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received as information:

- a) Architectural Conservancy of Ontario: ACORN in a nutshell newsletter, Aug. 9, 2013.
- b) Heritage Canada Foundation : Notice of the passing of Peter John Stokes
- c) Heritage Canada Foundation: Heritage Magazine Vol. XVI No. 3, 2013. See Article on the 40<sup>th</sup> anniversary of Heritage Canada, mentioning Markham winning the first Prince of Wales Prize.
- d) Markham Historical Society: Remember Markham Newsletter, July 2013. See Article on the Wideman Pottery.

CARRIED

12. AWARDS

HERITAGE MARKHAM AWARDS OF EXCELLENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Senior Heritage Planner provided a summary of available event dates and venues, as either a stand-alone Heritage Awards event or a combined City of Markham Community Recognition event. The categories and nominations were also reviewed. The Committee supported the second option as part of the Community Recognition Awards.

A committee member suggested Dave Rawcliff be nominated for an Outstanding Achievement Award.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham's Awards of Excellence be held as part of the Community Recognition Awards on November 25 or December 9, 2013;

AND THAT nominations for awards be considered at Heritage Markham's October 9, 2013.

CARRIED

13. REQUEST FOR FEEDBACK  
LIGHT FIXTURES  
MARKHAM HERITAGE ESTATES (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
S. Mehar, Asset Management
- 

The Manager of Heritage Planning provided an overview of the light fixtures for Markham Heritage Estates. Staff was requested to investigate that dark-sky light bulbs be used.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposed replacement of the lantern fixtures at Markham Heritage Estates and would prefer to see the lantern and pole in black as opposed to grey.

CARRIED

14. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION  
FILE NUMBER: A/117/13  
52 NELSON STREET, MARKHAM VILLAGE  
PROPOSED GARAGE PROJECTION (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
A. Hordylan, Committee of Adjustment
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The Manager of Heritage Markham provided background information on the history of development applications for 52 Nelson Street, Markham Village. The previous owner had built the front-projecting garage without a permit and the new owners are now requesting a variance.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the variance application for 52 Nelson Street from a heritage perspective as it will allow a large front projecting, three car garage feature that is not in keeping with the heritage policies of the Markham Official Plan and the Markham Village Heritage Conservation District Plan; it is contrary to the infill zoning by-law which was introduced to limit building depth and garage projections, and it will result in a form of housing out of character from an area context.

CARRIED

15. MAIN STREET UNIONVILLE PRECINCT MASTER PLAN  
POST CHARRETTE FEEDBACK REQUESTED (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Markham summarized the Charette held for the Main Street Unionville Precinct Master Plan and the feedback received, as well as the recent meeting held with members of Heritage Markham and the consultant.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham thanks the members of the Unionville Precinct Master Plan consulting team for their presentation on August 28, 2013;

AND THAT Heritage Markham offers the following preliminary comments:

- Overall: The consulting team is encouraged to be guided by the principles outlined the Unionville Heritage Conservation District Plan;
- Height: Although the Unionville Heritage Conservation District Plan recommends new building heights of 1 ½-2 storey for all new construction, there may be specific locations such as along Highway 7 and in new development scenarios west of Main Street where 3 storeys may be appropriate, depending on the area context.
- Recycling Depot: the consultants proposal is reflective of Policy 6.7 (a) of the District Plan (improve the overall design to be more compatible)
- Highway 7 Corridor: the consultant's proposal is generally reflective of Policy 6.8 which encourages the redevelopment of the older commercial strip with a design approach more compatible with the character of the Heritage District and Policy 9.1.12 which speaks to appropriate future development acting as a gateway to the District.
- Crosby Arena: one of the consultant's proposals for façade improvements is reflective of Policy 6.9 of the District Plan (a more appropriate façade treatment)
- North-east Corner of Main Street and Carlton: Along with the suggestions offered by the consultant, this area should also feature an interpretive component providing visual and textual information on the former Union Mill site as is recommended in the District Plan
- Residential Area North of Highway 7: as per Policy 7.3 (b) of the District Plan, the conversion of residential buildings to professional offices should not be supported in this area in the interest of maintaining the residential character of the street.
- Alterations to Commercial Heritage Buildings: as per the District Plan, residential buildings and other structures of other types that are converted to commercial uses should retain their original character (9.1.2.1). The original building fabric and architectural features on heritage buildings should be retained (4.2.1 b). There are other innovative ways to showcase merchandise such as stand-alone exterior display cases.

- New Commercial Buildings: as per the District Plan, should reflect the typical form (gable end), height, materials and storefront design of traditional Unionville commercial structures (9.1.2.1). Also reiterated in Policy 9.2.14 on commercial storefronts.
- Accessibility: providing greater accessibility between the lower east parking lot and Main Street Unionville is supported.
- Intensification of the Village: Unionville should continue to protect its many aspects of a 19<sup>th</sup> c rural Ontario village and the commercial section should retain its former residential (village) scale and ambiance. The goal of the District is to have compatible infill construction that will enhance the existing character and complement the area's village-like, human scale of development. The possibility of overdevelopment is a concern. Unionville is comprised of both buildings and open spaces around buildings, and not every open space area should be considered a development area.
- Vegetation and Trees: the protection of existing trees and the introduction of new trees is supported, to maintain the area's human-scale, rural village character and the policies found in 5.8 of the District Plan should be followed.

CARRIED

The Heritage Markham Committee meeting adjourned at 8:30 PM.