

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

Wednesday, June 12, 2013

MINUTES

Members

Councillor Valerie Burke
Councillor Colin Campbell
Ted Chisholm
Judith Dawson
Councillor Don Hamilton
David Johnston
Barry Martin, Vice-Chair
Marion Matthias
Richard Morales
Barry Nelson
David Nesbitt
Ronald Waine, Chair

Regrets

Jenny Chau

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 7:26 p.m. by asking for any disclosures of interest with respect to items on the agenda. There were no disclosures of interest.

1. **APPROVAL OF AGENDA (16.11)**
 - A) New Business
 - Street signs on Yonge Street in the Thornhill Heritage District
 - Heritage Awards of Excellence
 - Deputation by non-member re: Trees & Building Protection in Thornhill
(Committee consented by 2/3 vote; incorporated into Item # 3)

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE MAY 8, 2013
HERITAGE MARKHAM COMMITTEE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of the Heritage Markham meeting held on May 8, 2013 be received and adopted.

CARRIED

3. SITE PLAN CONTROL APPLICATION
FILE NUMBER: SC 12 131909
149 JOHN STREET, THORNHILL
POTENTIAL MODIFICATION TO APPROVED PLANS
TO ALLOW REPLICATION OF THE BUILDING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

The Heritage Planner reviewed discussions regarding this application at the previous Heritage Markham Committee meeting, and the observations and recommendations of the Sub-Committee from the site visit held on May 16, 2013.

Mr. and Mrs. Masood Mashdadi, owners, were in attendance. Ms. Mashdadi discussed the condition of the building and their efforts to comply with Heritage requirements.

Some Committee members indicated support for demolition, noting that very little of the original building remains, and being sensitive to health issues from urea formaldehyde insulation. It was noted that portions of the house were built with used materials in an unconventional manner, and replication may be the best option. The applicants' contractor stated the potential extensive cost of removal of the insulation.

Staff discussed methods to ensure the building would be constructed as approved and that the demolished section would be reconstructed using the original design. Mr. Mashdadi confirmed that their intention is to construct the building as per plans approved by the City.

Evelin Ellison made a deputation on behalf of the Ward One (South) Thornhill Residents Inc., regarding the protection of trees and heritage buildings in Thornhill, and discussed the policies of the Thornhill Heritage District Guidelines. Councillor Valerie Burke advised that the City is working to ensure protective practices are enforced.

HERITAGE MARKHAM RECOMMENDS:

THAT the deputation by Evelin Ellison, representing the Ward One (South) Thornhill Residents Inc., regarding the protection of trees and heritage buildings in Thornhill, be received;

AND THAT Heritage Markham has no objection to the demolition of the relocated section of the building subject to:

- exact replication of the western section of the original house as it exists
- the Site Plan and Building Permit plans be revised to reflect the approved change before the permit is issued.

CARRIED

4. REQUEST FOR FEEDBACK
COLBORNE AND YONGE STREETS
NE AND SE CORNER STREETScape
IMPROVEMENT PROJECT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
Y. Yeung, Senior Planner, Urban Design

The Manager of Heritage Planning introduced the presentation on the Yonge Street and Colborne Street streetscape project and the South Yonge Street Corridor Streetscape Master Plan.

Carmen Hui (Region of York) and Yvonne Yeung, Senior Planner, Urban Design (Markham) gave presentations regarding the project, outlining the key study objectives of the master plan, the project team, the policy context, stakeholder consultation, jurisdictional responsibilities, and the adoption process by regional and local councils.

The Committee viewed existing conditions and renderings of the proposed design details for the streetscape of Old Thornhill Village on Yonge Street and the Yonge/Colborne concept. Partnership and funding sources were discussed, including Section 37 funds, Development Charges, Gas Tax funds, and a municipal streetscape Partnership Program. Regional funding is anticipated at 33%.

Next steps to implement the identified project at Colborne and Yonge Streets will be to seek the approval of Markham Council, retain consultants to develop the design details, and apply to the Region for plan approval and partnership funding. Construction is anticipated to occur during the summer and fall of 2014. The preliminary cost estimate is \$115,000 including contingencies.

The Committee thanked the presenters and recognized Councillor Valerie Burke for championing this project.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposal as presented on June 12, 2013 for streetscape improvements at the Yonge and Colborne Streets intersection;

AND THAT the Heritage Markham Committee members representing Thornhill participate in the design detail phase.

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 APPLICATION
DELEGATED APPROVALS: BUILDING & SIGN PERMITS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on building, demolition and sign permits approved by Heritage Section staff under the delegated approval process.

CARRIED

7. TREE PERMITS
143 MAIN STREET, UNIONVILLE, 34 COLBORNE STREET,
45 CHURCH STREET, 91 MAIN STREET NORTH
DELEGATED HERITAGE APPROVALS OF TREE REMOVALS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

8. GRANT PROGRAM
36 CHURCH STREET, MARKHAM VILLAGE,
2013 DESIGNATED PROPERTY GRANT PROGRAM
ADDITIONAL APPLICATION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports a grant amount of \$3,305.25 to reconstruct the front veranda at 36 Church St. in Markham Village.

CARRIED

9. SITE PLAN CONTROL APPLICATION
FILE NUMBER: SC 13 114712
819 BUR OAK AVENUE
SECOND STOREY ADDITION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Project Planner
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed addition to the rear of 819 Bur Oak Avenue subject to the applicant entering into a Site Plan Agreement to contain the usual conditions regarding materials, colours etc.

CARRIED

10. COMMITTEE OF ADJUSTMENT CONSENT APPLICATION
FILE NUMBER: B/06/13
131 MAIN STREET, UNIONVILLE
PROVISIONAL CONSENT TO PROVIDE AN
EASEMENT FOR SERVICES (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 objection to the requested provisional consent to establish an easement to provide services to the dwelling at 127 Main St. Unionville.

CARRIED

11. SITE PLAN CONTROL APPLICATION

FILE NUMBER: SC 13 111 781

43 CHURCH STREET, MARKHAM VILLAGE

PROPOSAL 2ND STOREY REAR ADDITION (16.11)

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

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed alterations to 43 Church St.;

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

AND THAT final review of any development application required to permit the construction of the proposed alterations to 43 Church St. be delegated to Heritage Section Staff, provided there are no significant deviations from the plans date stamped May 14, 2013. (other than as may be requested by Staff).

CARRIED

12. CORRESPONDENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received as information:

- a) Community Heritage Ontario: CHO News, June 2013 issue.
- b) Society for the Preservation of Historic Thornhill: May, 2013 newsletter.
- c) Ontario Historical Society Bulletin: May, 2013 issue.
- d) Architectural Conservancy of Ontario: Notice to Amend By-Law.

CARRIED

13. AWARDS

1) CORNERSTONE AWARDS FOR BUILDING HERITAGE,
HERITAGE CANADA FOUNDATION

2) ARCHITECTURAL CONSERVANCY OF ONTARIO AWARDS (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning advised of approaching deadlines for award nominations, and requested Committee members consider nominations.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham request staff to review eligible heritage projects in Markham for worthy candidates;

AND THAT Heritage Markham delegate authority to the Manager of Heritage Planning to process nominations for any worthy candidates and any recommendations put forward by Heritage Markham Committee members.

CARRIED

14. REQUEST FOR FEEDBACK
150 JOHN STREET, THORNHILL
POTENTIAL FOR DEMOLITION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner advised that the building appears to be uninhabited at this time and the Estate Trustees have requested demolition. It is believed by the Trustees that the building dates from the 1930's.

The Committee supported the recommendation for a site visit to examine the building, and suggested the applicants contact TRCA regarding potential building restrictions.

HERITAGE MARKHAM RECOMMENDS:

THAT the applicant be requested to allow Heritage Section staff and members of Heritage Markham to conduct a site visit to view the exterior and interior of 150 John Street to determine the age and condition of the building;

AND THAT Heritage Markham provide feedback to the applicant at the July Heritage Markham meeting, taking into consideration the findings of the site visit.

CARRIED

15. DEMOLITION PERMIT APPLICATION
FILE NUMBER: 13 115290 DP
10015 Highway 48 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner advised of the demolition permit applications for the dwelling and two accessory buildings on this property. The preliminary assessment indicates the dwelling is a Class B structure and that it dates from 1891. The accessory building is a former dwelling that is in poor condition with no foundation.

The owners do not intend to tenant the dwelling and are concerned with safety and structural integrity. The Committee discussed the development potential of the property concerning the inclusion of this dwelling. There is potential for someone to move the building to Heritage Estates if the house is declared eligible by Council.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham carry out a site visit to see the buildings at 10015 Highway 48 prior to making a recommendation;

AND THAT Heritage Markham delegate its review function to Heritage Section staff as it relates to whether a recommendation should be placed before Council to designate the property under the *Ontario Heritage Act*.

CARRIED

16. SITE PLAN CONTROL APPLICATION

FILE NUMBER: SC 13 114712

20 FRED VARLEY DRIVE, UNIONVILLE

PROPOSED MIXED USE BUILDING (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

S. Bordone, Project Planner

The Senior Heritage Planner provided an overview of the development proposal for a commercial and residential mixed use four storey building, as approved by the Ontario Municipal Board. Staff are now processing the site plan control application.

The Committee discussed feedback from the community and various design options. Concern was expressed regarding the OMB decision regardless of Council and community objections. The development and protection of heritage districts was discussed at length.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham delegate its review function for the development at 20 Fred Varley Drive to Heritage Section staff, with a recommendation that the proposed exterior colours and materials be reflective of the 19th century heritage building stock of the adjacent Unionville Heritage Conservation District.

CARRIED

17. SUB-COMMITTEE
HERITAGE AT RISK SUB-COMMITTEE
PROPOSED LETTERS TO PROPERTY OWNERS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning advised of discussions with the City's Legal and By-law Enforcement staff. A hand-out was provided, outlining a suggested strategy for sub-committee initiatives such as: establish priorities for which properties should be pursued; develop tools such as a Boarding By-law and Heritage Property Standards By-law; and, identify properties at risk and report to staff for further action.

The At Risk Sub-Committee indicated support for the suggestions and the Committee discussed potential initiatives, particularly with respect to non-compliant projects in Markham Heritage Estates.

HERITAGE MARKHAM RECOMMENDS:

THAT this information be received;

AND THAT the At Risk Subcommittee report back in July on action strategies.

CARRIED

HERITAGE MARKHAM RECOMMENDS:

THAT staff report back on legal opportunities for properties within Markham Heritage Estates that are delinquent in compliance.

CARRIED

18. INFORMATION
UPDATE: MAIN STREET MARKHAM STREETSCAPE
REDEVELOPMENT- HWY 7 TO BULLOCK DRIVE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning provided an update on the Main Street Markham Streetscape redevelopment from Highway 7 to Bullock Drive. The Committee was also advised of the City's actions regarding patios on Main Street Markham.

HERITAGE MARKHAM RECOMMENDS:

THAT this information be received.

CARRIED

19. INFORMATION

9 STATION LANE, UNIONVILLE

UPDATE – STIVER MILL REDEVELOPMENT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning provided an update on the Stiver Mill Restoration project, advising that the site plan has been approved and the tender has been awarded. It was noted that modifications will be required to the north staircase and doorway on the historic train station. Work will begin shortly and Heritage staff will be monitoring certain aspects of the development.

HERITAGE MARKHAM RECOMMENDS:

THAT this information be received.

CARRIED

20. INFORMATION

UPDATE – MAIN STREET UNIONVILLE PRECINCT

MASTER PLAN STUDY (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning gave an update on the Main Street Unionville Precinct Master Plan Study, and the recent Charrette exercise. Information will be posted on the City website in the near future to allow further comments to be submitted. Staff described several of the ideas put forward in the Charrette.

HERITAGE MARKHAM RECOMMENDS:

THAT this information be received.

CARRIED

21. NEW BUSINESS

Street signs on Yonge Street in the Thornhill Heritage District (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Councillor Valerie Burke noted the heritage character of street signs in the City of Burlington, and requested that York Region be requested to replace the street signs on Yonge Street at John Street, Thornhill Summit Drive, and Centre Street, with similar heritage-styled signs.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that York Region be requested to replace the street signs on Yonge Street at John Street, Thornhill Summit Drive, and Centre Street, with heritage-styled street signs similar to the City of Burlington.

CARRIED

20. NEW BUSINESS

Heritage Awards of Excellence (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner requested confirmation of Heritage Awards of Excellence for 2013 and the establishment of a Subcommittee to prepare nominations and organize a recognition event. It was suggested that the recognition event be combined with Council's Community recognition event. The Subcommittee will consider this option.

HERITAGE MARKHAM RECOMMENDS:

THAT Markham's Heritage Awards of Excellence be confirmed for the fall of 2013;

AND THAT David Johnson, Barry Nelson, and Barry Martin be appointed to the Heritage Awards of Excellence Subcommittee.

CARRIED

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