

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

Wednesday, April 10, 2013

MINUTES

Members

Councillor Valerie Burke
Jenny Chau
Ted Chisholm
Councillor Don Hamilton
David Johnston
Barry Martin, Vice-Chair
Marion Matthias
Richard Morales
Barry Nelson
David Nesbitt
Ronald Waine, Chair

Regrets

Councillor Colin Campbell
Judith Dawson

Staff

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

Ronald Waine, Chair, convened the meeting at 7:20 p.m. by asking for any disclosures of interest with respect to items on the agenda.

Barry Martin disclosed an interest with respect to Item # 16, 22 David Gohn Circle, by nature of putting in a quote for the work to be done, and did not take part in the discussion of or vote on the question of the approval of this matter.

Richard Morales disclosed an interest with respect to Item # 16, 370 Main Street N., by nature of owning the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Ron Waine disclosed an interest with respect to Item # 4, 12 Alexander Hunter Place, by nature of owning the property, 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
 - Recent decision on 22 Colborne Street regarding tree loss
 - Briefing Note – Committee of Adjustment
 - Evelin Ellison, representing the Ward One Thornhill Residents Association, requested New Business regarding the committee agendas. The Committee consented to the New Business by 2/3 vote.

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE MARCH 13, 2012

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 March 13, 2013 be received and adopted.

CARRIED

3. DEMOLITION PERMIT APPLICATION

FILE NUMBER: 13 109127 DP

26 ALBERT STREET

DEMOLITION PERMIT APPLICATION

- JAMES CAMPBELL HOUSE, MARKHAM VILLAGE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

G. Duncan, Project Planner

The Manager of Heritage Planning reminded the Committee that this item had been deferred from the previous meeting to permit investigation into the feasibility of moving the building. The application for demolition is not supported, and the applicant has the option of appealing to Council on this matter.

Mr. Crabtree reported that he had consulted with a contractor and presented a letter that quoted \$26,555 to raise the building, bringing the estimated total cost to restore the building, in his estimation, over \$100,000, whereas building a new garage would cost much less.

The Committee questioned the effort made by the owner to protect the building from deterioration.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the Demolition Permit application for the James Campbell House at 26 Albert Street and recommends that Council deny the application for the following reasons:

- The James Campbell House has historical, architectural and contextual significance within the Markham Village Heritage Conservation District;
- The owner has contractual obligations with the City of Markham through a Site Plan Agreement and a Heritage Easement Agreement to retain and restore the James Campbell House as part of the property's redevelopment;
- The City has demonstrated flexibility by permitting the dwelling to be relocated on the site and its conversion to a garage;
- The approval of a demolition permit in this case would legitimize the concept of demolition by neglect and
- The preservation of authentic heritage resources within the Albert Street context is necessary to maintain the unique and special heritage character of the neighbourhood.

AND THAT the City require the owner to comply with the conditions of the Site Plan Agreement and Heritage Conservation Easement, and if not successful, utilize its authority under the Site Plan Agreement and the Heritage Easement Agreement to implement the restoration obligations associated with the heritage building.

CARRIED

4. HERITAGE PERMIT APPLICATIONS
DELEGATED APPROVALS: HERITAGE PERMITS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

Barry Martin assumed the Chair for this item.

Ron Waine disclosed an interest with respect to Item # 4, 12 Alexander Hunter Place, by nature of owning the property, 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 heritage permits approved by Heritage Section staff under the delegated approval process.

CARRIED

5. BUILDING PERMIT APPLICATIONS
DELEGATED APPROVALS: BUILDING PERMITS,
DEMOLITION PERMITS AND SIGN PERMITS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

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

6. DEMOLITION PERMIT APPLICATION
FILE NUMBER: 13 112806 DP
11030 WOODBINE AVENUE
DALTON RUMNEY FARMHOUSE AND
GARAGE, VICTORIA SQUARE COMMUNITY (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive this item is information.

CARRIED

7. REQUEST FOR FEEDBACK
37 ARTISAN TRAIL, VICTORIA SQUARE COMMUNITY
PROPOSED ADDITION TO A HERITAGE HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham generally supports the conceptual design for the restoration and addition to the heritage house at 37 Artisan Trail subject to the applicant working with staff to refine the massing and detailing;

AND THAT the project come back before Heritage Markham for review as part of a future Site Plan Control Application.

CARRIED

8. 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 March 2013 issue. (See full copy in Agenda Package)
- b) Heritage Canada Foundation: Communiqué: HCF 40th Anniversary
- c) Toronto Historical Association: April 2013 Newsletter.
- d) Heritage Canada Foundation: Heritage Magazine- Anniversary Issue (See article on grain elevators).
- e) Notice of Open House and Public Meeting Markham's New Official Plan, April 11 and April 23, 2013.

CARRIED

9. PUBLIC INFORMATION MEETING:

COMMERCIAL CORE AREA-

HISTORICAL UNIONVILLE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning invited the Committee members to attend the Public Information Meeting to discuss issues related to the request to remove the current restrictions on the new restaurant space in the commercial core area of historic Unionville.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

10. REQUEST FOR FEEDBACK

20 MARKHAM STREET, MARKHAM VILLAGE

PROPOSED ADDITION TO LINK EXISTING

HOUSE AND GARAGE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

The Heritage Planner provided an overview of the proposed addition to link the existing house and garage, and the minor variances that are required.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the massing and form of the proposed addition linking the existing detached house and garage at 20 Markham St;

THAT the final review of the site plan application for the proposed addition be delegated to Heritage Section Staff provided that:

- 1) the details of the proposed veranda are revised to be based on historic Markham examples appropriate to the age and style of the heritage house;
- 2) that there are no significant changes from the proposal date stamped April 3, 2012; and,
- 3) there are no tree preservation issues;

THAT final review of any variance application to permit the proposed front yard setback and side yard setback be delegated to Heritage Section Staff;

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

CARRIED

11. SITE PLAN CONTROL APPLICATION
FILE NUMBER: SC 13
14 EUREKA STREET, UNIONVILLE
PROPOSED ADDITION TO A HERITAGE HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

The Heritage Planner reviewed previous discussions regarding this proposal. The Committee had requested additional information and drawings to assist in understanding the application.

Mr. & Mrs. Trevelyan, owners, and Mr. Tom Spragge, agent, were in attendance to present drawings and the site plan. The Committee indicated support for the design. The owners indicated they had spoken to some of the neighbours and they had no concerns.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposed addition to the existing heritage house at 14 Eureka St. dated February 12, 2013 and delegates final review of the Site Plan application to Heritage Section Staff;

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

AND THAT the development approval of this application reflect that the maximum fence height to be permitted on the east property boundary be 4 feet.

CARRIED

12. DEMOLITION PERMIT APPLICATION 13 113126 DP
29 DICKSON HILL ROAD
DICKSON HILL COMMUNITY (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Senior Heritage Planner explained the application for the demolition of the dwelling that is in hazardous disrepair. It is recommended that the Building Evaluation Sub-Committee provide a report at the next meeting. The applicant was in attendance.

The Committee questioned why this item is on the addendum agenda and could not wait until the following month's regular agenda. Staff advised of time constraints with respect to the Ontario Heritage Act's 60 day time limit on demolition applications for listed properties.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer this building to the Building Evaluation Sub-Committee and report back to the next meeting in order to make an appropriate recommendation on the demolition permit.

CARRIED

13. HERITAGE AT RISK SUBCOMMITTEE
HERITAGE BUILDING CHECKLIST
PROPOSED LETTERS TO OWNERS OF VACANT BUILDINGS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Barry Nelson provided an update on the activities of the Heritage At Risk Subcommittee. Tools and practices are being developed and good progress has been made. Barry Martin reviewed a draft checklist and letter of introduction that could be sent out to owners of at risk properties to assist them in protecting their buildings. Ron Waine advised of two properties identified for the initial approach. It is intended that the letter will be followed up with a phone call. It was acknowledged that this initiative will have to be handled with sensitivity.

The Committee discussed protocols, legal issues, and the mandate of the Committee to "assist property owners in undertaking appropriate conservation/maintenance practices". It was noted that that Chair acts as the representative of the Committee and that letters will only be sent out after Heritage Markham and staff have had the opportunity to review them. Staff will consult with the legal department on this matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham review the checklist and letters and provide comments to the Heritage at Risk Sub-Committee.

CARRIED

14. INFORMATION

JOY WHITEHEAD'S PASSING (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Joy Whitehead was a former Thornhill member of the Heritage Markham Committee for nine years.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham expresses its sincere condolences to the family of Joy Whitehead.

CARRIED

15. COMMERCIAL FAÇADE/SIGNAGE IMPROVEMENT
GRANT PROGRAM (16.11)

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

The Heritage Planner gave an overview of the grant program and responded to questions regarding the requests.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support a grant to re-shingle the roof at 55 Albert St. with asphalt shingles;

THAT Heritage Markham supports a grant of \$6,497.50 for the stripping and re-painting of the historic wooden windows, and the selective re-pointing of the historic brick walls at 5 George St., provided the applicant obtains a heritage permit for the proposed work;

THAT Heritage Markham supports a grant amount of \$3,248.75 for the reconstruction of the existing historic chimneys to original specifications using salvaged or historically appropriate brick at 48 Main St. N., provided the applicant obtains a Building Permit;

THAT Heritage Markham supports a grant amount up to \$5,000.00 for the re-painting of the exterior of 69 Main St. N. provided the applicant obtains a Heritage permit, and removes all existing illegal and inappropriate signage on the building and property;

THAT Heritage Markham supports a grant amount of up to the maximum of \$10,000.00 available for non-heritage buildings for the construction of a new mixed use building at 369 Main St. provided the applicant obtains Site Plan Approval and a Building Permit from the City;

THAT Heritage Markham's support for the 2013 Commercial Façade Grant Applications is conditional on the applicants meeting the standard eligibility requirements of the program (other than as noted above);

AND THAT final approval of any Heritage Permit, Building Permit or Site Plan application required to permit the proposed work described in the 2013 Commercial Façade/Signage Grant Program Applications be delegated to Heritage Section Staff.

CARRIED

16. DESIGNATED PROPERTY GRANT PROGRAM (16.11)

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

Barry Martin disclosed an interest with respect to Item # 16, 22 David Gohn Circle, by nature of putting in a quote for the work to be done, and did not take part in the discussion of or vote on the question of the approval of this matter.

Richard Morales disclosed an interest with respect to Item # 16, 370 Main Street N., by nature of owning the property, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Heritage Planner gave an overview of the grant program and a brief description of each application. Staff also informed the Committee that money from the Commercial Façade Improvement Grant Program could be used to fund the grant requests exceeding the \$30,000 approved by Council.

The Committee noted that the visible satellite dish at 14 John Street should be relocated.

HERITAGE MARKHAM RECOMMENDS:

THAT noting that Council has approved \$30,000 for the Designated Heritage Property Grant Program for 2013, Heritage Markham supports the funding of the following applications subject to conditions noted on the individual summary sheets:

- 33 Joseph St. - \$5,000.00 (restoration of exterior of building completed in 2012)
- 370 Main St. N. – \$2,185.49 (production of 2 historically appropriate picture windows and new front door)
- 6 Water St. - \$3,391.13(production of historically appropriate front porch, front windows and louvered shutters)
- 8 Water St.- \$3,391.13(production of historically appropriate front porch, front windows and louvred shutters)
- 14 John St. - \$3,162.50 (re-painting of exterior in historic colours and repair of stone foundation) on condition that the satellite dishes be relocated as discretely as possible
- 25 John St. -\$2,471.88 (re-use of historic brick on exterior of new addition)
- 118 Main St. U. -\$5,000.00 (Re-painting in historic colours, production of appropriate shaped storm windows, repairs to porch, windows and doors)
- 116 Pavilion St. -\$5,000.00 (installation of missing wooden soffits and veranda ceiling completed in 2012)
- 527 William Forster Road - \$5,000.00 (Production of wooden shutters, appropriate hardware and construction of masonry gable-end chimneys)
- 2665 Bur Oak Ave. - \$2,106.60 (re-conditioning of remaining historic windows and production of new wooden storm windows)
- 6 David Gohn Circle.-\$5,000.00 (installation of new cedar shingle roof)
- 22 David Gohn Circle.-\$2,000.00 (painting of the exterior in documented original colours)

THAT Heritage Markham does not support the requested \$5,000.00 of grant assistance for 20 Union St. because the proposed steeple was not an original heritage feature of the existing church and therefore does not meet the eligibility requirements of the program;

AND THAT Heritage Markham does not support the requested \$5,000.00 of grant funding to repair the masonry buttresses and walls at 5000 Steeles Ave. E. because the damage can be linked to poor stewardship of the building which the grant program is not intended to reward.

CARRIED

17. HERITAGE PERMIT APPLICATION HE 13 113061
PROPOSED REAR AND SIDE YARD FENCING
12 EUCLID STREET
UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Project Planner
-

The Heritage Planner explained the proposed locations and details for the lattice, chain link and wrought iron fencing.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Heritage Permit application to permit the proposed painted lattice wooden fence and the brick pier and wrought iron fence at 12 Euclid St., as applied for in the Heritage Permit application HE 13 113061, subject to the applicant obtaining any other necessary permits or approvals from the City or other authorities and compliance with all municipal By-laws.

CARRIED

18. REQUEST FOR FEEDBACK
PROPOSED REVISIONS TO AN EXISTING SITE PLAN AGREEMENT
3 LEAHILL DRIVE
THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Project Planner
-

The Manager of Heritage Planning explained that the applicant is requesting revisions to the approved site plan with respect to a second driveway entrance on Deanbank Drive; changing the exterior wall cladding from stucco to a combination of brick and stone; and using asphalt as well as the approved interlocking paving for the driveway. Staff reviewed the previous negotiations with the neighbours and the City with respect to an Ontario Municipal Board (OMB) appeal, that resulted in the approved site plan.

The Committee requested clarification on the legal status of the revisions relating to the OMB decision. Staff explained that the OMB decision dealt with a minor variance appeal, not the design details or any of the issues being requested. These issues were decided through a negotiated settlement with the neighbours to avoid more appeals.

Mr. Naccarado was in attendance and discussed the negotiations for the approved site plan and the difficulties in complying with the agreement, and requested consideration of the revisions.

The Committee informed the applicant of the potential impacts if he proceeds with the unapproved revisions.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that consultation occur with the original participants involved in the CAO negotiating session regarding the proposed revisions to driveway placement and materials prior to Heritage Markham offering any comment on this issue;

THAT Heritage Markham does not support brick cladding as proposed on the dwelling and recommends that stucco continue to be used as this material reflects a cladding material common to Thornhill Village, is consistent with the architectural style of the building, is light in material composition, and respects the character of the Edey House, located directly across the street;

AND THAT Heritage Markham does not support the use of stone on the cladding for the following reasons:

- the use of stone as a wall cladding is not consistent with the approved architectural style of the building or the locations supported by the district plan;
- its proposed use is not logical or aesthetically appealing from an architectural design standpoint; and
- the proposed use of stone is not complementary to the architectural style of the Edey House.

CARRIED

19. NEW BUSINESS

HERITAGE MARKHAM AGENDA (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Evelin Ellison, representing the Ward One Thornhill Residents Association, requested that Heritage Markham agendas be posted on the website at least five business days prior to the meeting, and that the addendum agenda be provided earlier. Staff advised that the agenda is posted as early as possible.

The Committee expressed concern about the size of the addendum and requested that it not be relied on if possible, for transparency reasons.

The Committee suggested the agenda be provided electronically to save courier costs. Paper copies would be available at the meeting as a backup. Some members still want to receive paper copies by courier.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham meeting agendas be provided to the members electronically, and that paper copies be made available both at the meeting, and by courier to those who wish to still receive a paper copy.

CARRIED

HERITAGE MARKHAM RECOMMENDS:

THAT the addendum agenda process be referred back to staff for a review and a report back to the Committee.

CARRIED

20. NEW BUSINESS

22 COLBORNE STREET (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed tree preservation and replacement practices, and options under the City's Tree Preservation By-law.

21. NEW BUSINESS

BRIEFING NOTE – COMMITTEE OF ADJUSTMENT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed a Briefing Note provided by staff and supported the Chair representing Heritage Markham at the Committee of Adjustment when appropriate. It was also noted that the Chair can represent Heritage Markham at Council and at other meetings as required.

HERITAGE MARKHAM RECOMMENDS:

That the information be received.

CARRIED

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