

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

Wednesday, March 13, 2013

MINUTES

Members

Councillor Colin Campbell
Jenny Chau
Judith Dawson
Councillor Don Hamilton
David Johnston
Marion Matthias
Richard Morales
Barry Nelson
Ronald Waine, Chair

Regrets

Councillor Valerie Burke
Ted Chisholm
Barry Martin, Vice-Chair
David Nesbitt

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.

1. APPROVAL OF AGENDA (16.11)
 - A) Addendum Agenda
 - B) New Business from Committee Members
 - Staff update on Committee of Adjustment issues

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE FEBRUARY 13, 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 February 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 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

This item was deferred at the February 12, 2013 Heritage Markham meeting to allow the members of the committee to conduct a site visit. The Chair read out comments from Committee members that had attended the site visit but were not in attendance today.

The Manager of Heritage Planning provided an update regarding the site visit by members of Heritage Markham, and comments from the Markham Building Department on garage foundations. Several photographs were displayed of previous and existing building conditions. The Committee examined several examples of heritage houses that had been converted to garages. Staff's recommendation from February remained unchanged.

Michael Crabtree, owner since the spring of 2010, was in attendance. He considered the estimated costs to restore the building into a garage were not feasible - the cost of a new garage is estimated at \$30,000 plus \$5,000 for demolition, while restoration of the house is estimated at \$100,000. He is willing to replicate the structure using as much salvageable materials as possible. Mr. Crabtree discussed the long-term neglect of the building and suggested the property standards orders against previous owners should have been enforced by the City. Mr. Crabtree also indicated that if he was forced to retain the heritage building, as a last resort he would restore the exterior and use it as a storage shed rather than convert it to a garage.

The Committee discussed the option of moving the building off-site and questioned why the new house was permitted to be built before the heritage house was restored. Lengthy discussions involved options, costs, materials, heritage policies, and the percentage of a structure that must be retained to be considered a "heritage" structure. A Committee member offered to have a moving expert and engineer assess the building for options.

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

The Committee continued discussions and agreed to reconsider the Recommendation. Staff advised of timing issues with respect to the Demolition Permit.

HERITAGE MARKHAM RECOMMENDS:

THAT the Motion be reconsidered.

CARRIED BY 2/3 VOTE

HERITAGE MARKHAM RECOMMENDS:

THAT the matter be deferred to the next Heritage Markham meeting, to permit investigation of the feasibility of moving the building.

CARRIED

4. DOORS OPEN MARKHAM
DOORS OPEN MARKHAM PLANNING COMMITTEE
MINUTES FEBRUARY 20, 2013 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

5. BUILDING PERMIT APPLICATION
FILE NUMBER: 12 131263 HP
7880 HIGHWAY 7
PROPOSED ADDITION TO A LISTED
HERITAGE BUILDING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the revised design for the proposed addition to the existing house at 7880 Highway 7 East;

AND THAT the applicant restore the original exterior door and window design based on the archival photo of the house.

CARRIED

6. REQUEST FOR FEEDBACK
16 MOORE'S COURT
PROPOSED ADDITION TO A HERITAGE HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham generally supports the design concept for the proposed addition to the Abraham Koch House at 16 Moore's Court subject to:

- The redesign of the wrap-around veranda to an earlier style consistent with the architecture of the house, with simple turned wooden posts without brick bases, a wood floor with lattice panels below, and a maximum depth of 6 feet;
- Operable louvered wood shutters on the front windows;
- The applicant submitting a formal Site Plan Control Application.

AND THAT the Heritage Markham review function be delegated to Heritage Section staff provided the formal submission is substantially in conformity with the preliminary plan.

CARRIED

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

Staff responded to questions from the Committee.

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

8. DELEGATED APPROVAL OF TREE REMOVALS
FILE NUMBER: 307330
22 COLBORNE STREET, THORNHILL
HERITAGE CERTIFICATE FOR TREE REMOVAL (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

A Committee member suggested the replacement trees be large caliber, and that the Engineering Department investigate remediation of the drainage on Colborne Street.

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

9. WAIVING OF NORMAL TARIFF FEES
LAND REGISTRY SYSTEM (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

10. CORRESPONDENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee considered sending a letter to Michael Chan, Minister of Culture, in support of the position of ACORN with respect to the loss of heritage buildings in Hamilton.

HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received as information:

- a) Remember Markham Newsletter, February 2013.
- b) Architectural Conservancy of Ontario: ACORN in a nutshell newsletter, February 19, 2013 issue.
- c) Toronto Historical Association Newsletter, March 2013 issue.
- d) Ontario Heritage Trust: Heritage Matters Newsletter, February 2013 issue.
- e) Ontario Heritage Trust: Donor News, February 2013.

CARRIED

11. REQUEST FOR FEEDBACK

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 provided an explanation of the proposed addition to the heritage house and noted that a Minor Variance for the rear yard will be required. The Ward Councillor advised that he will ensure the adjacent property owner is consulted.

The Committee discussed design details including the windows and garage doors, and options to improve the overall impacts. The Chair read comments from Committee members who were not in attendance at the meeting.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer the application back to staff for further consultation with the applicant regarding design details, and provision of more detailed, perspective drawings.

CARRIED

12. SITE PLAN CONTROL APPLICATION
FILE NUMBER: SC 13 108133
101 JOHN STREET
PROPOSED ADDITION TO AN EXISTING HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
-

The Senior Heritage Planner provided background information on the history of this property and explained the proposed addition to the existing house. The owner has made some modifications to the plans as recommended by staff, and further revisions are being recommended.

The Committee questioned the proposed GFA, lot dimensions, lot coverage, and location of the garage.

Mrs. Berman, owner, was in attendance and responded to questions.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposed addition to the house at 101 John Street subject to:

- the side walls of the addition being recessed slightly from the sidewalls of the existing house on the site plan drawing;
- corner boards and window sills to be shown on the elevations;
- revision of the side wall window design to a more standardized glazing pattern to reflect the design of the front windows;
- the revision of the side door and sidelight design to a more traditional Arts and Crafts Movement style;
- basement windows to be shown on the elevations;

THAT with the above revisions, the final Heritage Markham review function be delegated to Heritage Section staff subject to the applicant entering into a Site Plan Agreement including the usual conditions regarding colours, materials, etc.;

AND THAT Heritage Markham has no objection any variances required to implement this proposal provided the house design and size remains substantially in conformity with the plans currently being reviewed.

CARRIED

13. SITE PLAN CONTROL APPLICATION
ZONING BY-LAW AMENDMENT APPLICATION
FILE NUMBER: ZA 13 124510, SC 13 124510
369 MAIN STREET NORTH
PROPOSED REZONING AND REDEVELOPMENT
OF 369 MAIN STREET NORTH (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

The Heritage Planner provided information on the proposed demolition of the existing building and redevelopment for housing/office use.

The Committee provided comments regarding parking restrictions in the front yard, handicapped parking spaces, zoning interpretation for uses, preservation of mature trees, drainage away from the property to the rear, and window design details for a Victorian effect. The Chair read comments from Committee members who were not in attendance at the meeting.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the existing building at 369 Main St. N. subject to the applicant obtaining Site Plan Approval for the proposed redevelopment of the property;

THAT Heritage Markham has no comment on the proposed rezoning of the subject property from I (Institutional) to C4 Medium Density 1 Housing/Office;

THAT Heritage Markham has no comment on any potential Secondary Plan Amendment that may be required to permit the proposed development;

THAT the Heritage Markham review function of the Site Plan application for the proposed redevelopment of the property be delegated to Heritage Section Staff;

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

AND THAT the number of apartment units be reduced to eliminate the need for parking spaces in the front yard.

CARRIED

14. INFORMATION
COUNCIL RESOLUTION ON CITY OMB APPEAL OF
COMMITTEE OF ADJUSTMENT DECISION
17 EUCLID STREET, UNIONVILLE
SEVERANCE APPLICATION B/26/12
MINOR VARIANCE APPLICATIONS A/137/12, A174/12
UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning provided an update on the severance and minor variance applications for 17 Euclid Street, Unionville.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

15. HERITAGE PERMIT APPLICATION
BUS SHELTERS ON YONGE STREET
YORK REGION TRANSIT
THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning provided an update on the replacement of bus shelters.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham strongly supports the use of the heritage style bus shelter at Yonge and Baythorn Drive/ Yonge and John Street as proposed by York Region Transit;

And That Heritage Markham encourages the York Region Transit to explore obtaining an encroachment agreement and increasing the concrete pad size at Yonge and Elgin Street to allow the use of the heritage style bus shelter before considering the use of the brown dome roof shelter.

CARRIED

16. REQUEST FOR FEEDBACK
PROPOSED EXTERIOR BASEMENT STAIRS
132 MAIN STREET
UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Senior Heritage Planner explained the proposal to add an exterior basement stair, and provided options for a covered porch or an open staircase. Parking issues were noted.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed exterior basement stair for 132 Main Street subject to the applicant using the option preferred by the applicant, and going through the Site Plan Control application process to address matters such as sideyard setback, drainage, tree preservation etc.

CARRIED

17. BUILDING PERMIT APPLICATION
PROPOSED ADDITION TO A LISTED HERITAGE HOUSE
6084 NINETEENTH AVENUE
DICKSON HILL COMMUNITY (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Heritage Planner gave an overview of proposed addition.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Building Permit application seeking approval of the proposed rear addition to 6084 19th Avenue;

AND THAT the matter of the Building Permit HP 13 111393 be delegated to Heritage Section Staff.

CARRIED

18. NEW BUSINESS
COMMITTEE OF ADJUSTMENT ISSUES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning provided an update on consultation with the City Solicitor regarding Committee of Adjustment issues, particularly whether it is appropriate for the Heritage Markham Chair to attend Committee of Adjustment meetings to represent Heritage Markham's recommendation on major issues that arise.

The City Solicitor has confirmed that it would be appropriate for the Chair to attend as a representative of Heritage Markham.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

19. NEW BUSINESS
CONDUCT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Chair reminded the Committee members of proper conduct towards deputants.

CARRIED

The Heritage Markham Committee meeting adjourned at 11:25 PM.