

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

Wednesday, February 13, 2013

MINUTES

Members

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

Regrets

Richard Morales

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 7:25 p.m. by asking for any disclosures of interest with respect to items on the agenda.

Ted Chisholm disclosed an interest with respect to Item # 8, 17 Euclid Street, by nature of owning an adjacent 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
 - Heritage At-Risk Subcommittee Update
 - List of Contractors

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE JANUARY 9, 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 January 9, 2013 be received and adopted.

CARRIED

3. REQUEST FOR FEEDBACK
FILE NUMBER: PRE 11 129741
1 PETER STREET
PROPOSED ADDITION & ALTERATION TO
A HERITAGE DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner advised of discussions with the property owner for a proposed addition and alterations to 1 Peter Street, and revisions to the proposal. Staff had a concern with a proposed bay window on the south elevation in the location of a historic veranda, and the Heritage Committee provided direction on January 9, 2013. The owner is requesting reconsideration of the Committee's previous recommendation.

Mr. Gary Wharton was in attendance to provide clarification of events that transpired with respect to the architect's drawings and his misunderstanding of the direction of the Committee, and he explained his reasoning for his preferred design.

The Committee discussed the customary practice of restoring original features such as a veranda during major redevelopment projects and having additions differentiate from the original structure. Several options that may provide the extra interior space required were suggested. Staff reviewed the design features that are characteristic of the style.

HERITAGE MARKHAM RECOMMENDS:

THAT the proposal for 1 Peter Street be referred back to staff to work with applicant and the Architectural Review Sub-committee.

CARRIED

4. DEMOLITION BUILDING PERMIT APPLICATION

FILE NUMBER: 13 109127 DP

26 ALBERT STREET

JAMES CAMPBELL HOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

G. Duncan, Project Planner

The Manager of Heritage Planning provided background information: previous demolition requests since 1993; Minor Variance approvals; Site Plan Agreement with the current owner; and the Heritage Conservation Easement entered into by the current owner. The owner has not undertaken the required restoration on the vacant heritage dwelling but has obtained an Engineer's report advising of concerns for the structural integrity of the building, and Markham's Building Department staff have confirmed the findings; however, they indicate the structure could be rehabilitated given the planned conversion to a garage.

Mr. Michael Crabtree, applicant, was in attendance to provide details of the condition of the building and the anticipated extensive costs involved.

The Committee discussed similar situations at other properties, the practice of demolition by neglect, contractual obligations, and a desire to visit the property.

Mr. John Wannop, former owner of the property, made a deputation to provide additional background information regarding previous applications.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer the Demolition Permit for the James Campbell House at 26 Albert Street to the Architectural Review Sub-committee, for a recommendation to Heritage Markham.

CARRIED

5. CORRESPONDENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received as information:

- a) Ontario Heritage Conference 2013: Promotional Materials.
- b) Architectural Conservancy of Ontario: ACORN in a nutshell newsletter, January 21, 2013.
- c) Berczy Settler Gazette newsletter, Fall 2012 issue.
- d) Community Heritage Ontario: List of Available Heritage Workshops.

- e) Heritage Canada Foundation: Heritage Magazine Vol. XV, No. 4, 2012.
- f) Heritage Canada Foundation: Call for papers, National Heritage Conference 2013.
- g) The Society for the Preservation of Historic Thornhill: February 2013 newsletter.
- h) Toronto Historical Association: February 2013 Newsletter.

CARRIED

6. SITE PLAN CONTROL APPLICATION
FILE NUMBER: SC 07 131520
179 JOHN STREET
HOUSE UNDER CONSTRUCTION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Project Planner
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the update on construction activity at 179 John Street as information.

CARRIED

7. REQUEST FOR FEEDBACK
3 ROUGE STREET
PROPOSED DEMOLITION OF MODERN
3- CAR GARAGE/ACCESSORY BUILDING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the detached accessory building located at 3 Rouge St.

CARRIED

8. INFORMATION
17 EUCLID STREET, UNIONVILLE
UPDATE ON THE COMMITTEE OF ADJUSTMENT DECISION
- CONSENT AND VARIANCE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
A. Hordylan, Committee of Adjustment
-

Ted Chisholm disclosed an interest with respect to Item # 8, 17 Euclid Street, by nature of owning an adjacent property, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Manager of Heritage Planning provided an update to advise that the Committee of Adjustment has approved the Consent and Minor Variance applications for 17 Euclid Street. Staff have submitted a place-holder appeal to the OMB and are preparing a report to Council regarding the appeal.

Steve Hanson, area resident, spoke to the Committee expressing dismay at the Committee of Adjustment decision, and requested the support of Heritage Markham in opposing the approval. Staff advised that Heritage Markham's position, established from previous discussions, will be part of the confidential report to Council. Mr. Hanson also distributed correspondence he had sent to the City suggesting changes as to how consent and variance applications could be approved by Heritage Markham rather than the Committee of Adjustment.

Discussions included the potential of a Heritage Markham member as a representative on the Committee of Adjustment, or having the Heritage Markham Chair attend Committee of Adjustment meetings to represent Heritage Markham's recommendation on major issues that arise.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the staff memo and Mr. Hanson's correspondence as information;

AND THAT the issues raised regarding the Committee of Adjustment be referred to staff for a report back to Heritage Markham.

CARRIED

9. INFORMATION

FILE NUMBER: ZA 11 113101

UPDATE ON OMB DECISION

20 FRED VARLEY DRIVE, UNIONVILLE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive this item as information.

CARRIED

10. HERITAGE PERMIT APPLICATIONS
FILE NUMBERS: HE 13 108475 & HE 13 108472
53 MAIN STREET SOUTH, MARKHAM VILLAGE
15 ELIZA STREET, THORNHILL
DELEGATED APPROVALS: HERITAGE PERMITS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

11. BUILDING PERMIT APPLICATION (DEMOLITION)
FILE NUMBER: 13 108164 DP
11303 WARDEN AVENUE RURAL AREA
DELEGATED APPROVALS: BUILDING, DEMOLITION,
& SIGN PERMITS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

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

12. INFORMATION
HERITAGE CONSERVATION DISTRICT SUCCESS STORIES:
UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive this item as information.

CARRIED

13. TREE REMOVAL PERMIT
FILE NUMBER: 300093
252 MAIN STREET UNIONVILLE
DELEGATED APPROVALS: TREE REMOVAL PERMIT (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 permit approved by Heritage Section staff under the delegated approval process.

CARRIED

14. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NUMBER: A/07/13
20 UNION STREET
PROPOSED STEEPLE, BETHESDA LUTHERAN CHURCH (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
A. Hordylan, Committee of Adjustment
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to Minor Variance Application A/07/13 to allow the expansion of a legal non-conforming use to construct a church steeple at 20 Union Street.

CARRIED

15. INFORMATION
MARKHAM HERITAGE ESTATES
ADDITIONAL STREET LIGHTS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Adamkowski, Director, Asset Management
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham requests that the additional heritage street lights to be installed at Markham Heritage Estates funded through the 2013 budget match the existing "Unionville" style fixture already installed at the Estates in terms of design, height and especially colour.

CARRIED

16. SITE PLAN CONTROL APPLICATION
COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NUMBER: SC 13 108237, A/08/13
48 GEORGE STREET
SECOND STOREY ADDITION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
A. Hordylan, Committee of Adjustment
G. Duncan, Project Planner
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed second storey addition subject to the owner entering into a Site Plan Agreement containing the usual conditions regarding materials, colours, etc., and has no objection to Minor Variance Application A/08/13 for a reduced side yard setback.

CARRIED

17. SITE PLAN CONTROL APPLICATION
COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NUMBER: A/12/13
24 MARKHAM STREET
REQUESTED VARIANCES FOR PROPOSED NEW DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
A. Hordylan, Committee of Adjustment
-

The Heritage Planner explained the proposal for a new house at 24 Markham Street and the requested Minor Variances. He explained that staff wanted to ensure that the front yard setback was appropriate for the existing streetscape in terms of impact on adjacent dwellings.

Russ Gregory, agent, and the applicants, were in attendance. Mr. Gregory provided additional background information regarding adjacent developments and the streetscape.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the existing class `C` house located at 24 Markham St.;

THAT Heritage Markham has no objection to Minor Variance Application A/12/13 and the Site Plan Control application for the proposed new house at 24 Markham Street, provided that the front yard setback of the solid building mass is a minimum of 15 feet;

AND THAT final approval of the site plan application be delegated to Heritage Section staff, with the owner entering into a Site Plan Agreement containing the usual conditions regarding materials, colours, etc.

CARRIED

18. INFORMATION

ONTARIO HERITAGE CONFERENCE, JUNE 7-9, 2013

HERITAGE MARKHAM ATTENDANCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Barry Nelson discussed the advantages of attending the Conference, and advised that he will be attending. David Nesbitt and Councillor Valerie Burke indicated an interest in attending. George Duncan will be making a presentation at the Conference regarding Demolition by Neglect.

HERITAGE MARKHAM RECOMMENDS:

THAT the information on the Ontario Heritage Conference be received as information;

AND THAT Barry Nelson, David Nesbit and Councillor Valerie Burke be authorized to attend to represent Heritage Markham, and that the cost of the conference registration and mileage be covered.

CARRIED

19. STUDIES/PROJECTS

MAIN STREET UNIONVILLE PRECINCT MASTER PLAN STUDY

HERITAGE MARKHAM REPRESENTATIVE FOR THE MAIN
STREET UNIONVILLE COMMITTEE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning requested a representative of Heritage Markham to participate in the Main Street Unionville Precinct Master Plan Study. David Nesbit accepted the appointment.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham appoints David Nesbitt as its representative on the Main Street Unionville Committee which will provide guidance to the Main Street Unionville Precinct Master Plan study.

CARRIED

20. STUDIES/PROJECTS
SOUTH YONGE STREET CORRIDOR
STREETSCAPE ENHANCEMENT STUDY AND
SOUTH YONGE STREET CORRIDOR
STREETSCAPE MASTER PLAN – DETAILED STREETSCAPE
Extracts: R. Hutcheson, Manager of Heritage Planning
Y. Yeung, Urban design
-

The Manager of Heritage Planning gave a presentation to update the Committee with respect to the Yonge Street Corridor Study.

The Committee had several comments regarding the details, involving the cement benches, light standards, patterned interlocking brick, and introduction of a wheat sheaf icon. The Committee expressed concern that it had not been involved at an earlier phase. The Ward Councillor requested a meeting be arranged with Carmen Hui of York Region and any interested members of this Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposal for the Old Thornhill detailed design plans of the South Yonge Street Corridor Streetscape Master Plan subject to the following:

- Consider finding a bench more compatible with the heritage character of the area
- Consider a planter finish that is more compatible with the heritage character of the area
- A standard patterned interlocking brick (removal of the grey accent strips)
- Introduction of a wheat sheaf icon where appropriate
- Light standards to be consistent with other Markham heritage lighting standard;

AND THAT a meeting be arranged with Carmen Hui of York Region and any interested members of Heritage Markham.

CARRIED

21. NEW BUSINESS
HERITAGE AT RISK SUBCOMMITTEE UPDATE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Barry Nelson gave an update of the Heritage at Risk Subcommittee and provided a hand-out with minutes of the first two meetings. Recommendations will be coming forward to Heritage Markham in the near future.

HERITAGE MARKHAM RECOMMENDS:

That the information regarding the Heritage At Risk Subcommittee be received.

CARRIED

22. NEW BUSINESS

LIST OF CONTRACTORS (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed the list of contractors compiled by Heritage Section staff, and noted that the contractors are not recommended, but are provided as a courtesy to the public.

The Heritage Markham Committee meeting adjourned at 10:40 PM.