

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

Wednesday, December 12, 2012

MINUTES

Members

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

Regrets

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 6:05 p.m. by asking for any disclosures of interest with respect to items on the agenda.

David Johnston disclosed an interest with respect to Item # 16, 104 Main Street, by nature of using the dental services at this location, and did not take part in the discussion of or vote on the question of the approval of this matter.

David Johnston disclosed an interest with respect to Item # 18, Stiver Mill Restoration Plan, by nature of potentially having a business contract regarding this 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
 - Councillor Valerie Burke advised of new business

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE NOVEMBER 14, 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 November 14, 2012 be received and adopted.

CARRIED

3. BUDGET
HERITAGE MARKHAM BUDGET SUBMISSION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Manager of Heritage Planning gave a brief overview of the Heritage Markham budget submission, highlighting changes from the previous year.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham endorses a Heritage Markham budget for 2013 in the amount of \$8,635.00;

THAT members may donate funds for refreshments, if they wish;

AND THAT the budget for 2013 be forwarded to the Development Services Commission.

CARRIED

4. SITE PLAN CONTROL APPLICATION
SC 07 131520
179 JOHN STREET, THORNHILL
PROPOSED ALTERATIONS TO
HOUSE UNDER CONSTRUCTION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
-

The applicant requested this matter be deferred to the January, 2013 meeting.

5. POLICY
MARKHAM OFFICIAL PLAN 2012 OVERVIEW
REVIEW OF CULTURAL HERITAGE/
ARCHAEOLOGY POLICIES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
M. Wouters, Senior Manager, Policy
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Ms. Marg Wouters, Senior Manager, Policy gave a presentation on the new draft Markham Official Plan. The Manager of Heritage Planning reviewed the revised cultural heritage and archaeology policies. Site-specific policies were detailed and the public consultation and approval processes were outlined.

The Committee had lengthy discussions and provided several suggestions for wording changes; Heritage policy issues; exempting heritage districts from high density; lot severances; developing Secondary Plans; enforcement of heritage agreements and obligations; developing enforceable strategies such as a heritage property standards by-law; focusing on the exterior and not the interior of residential structures; and the advice/comment/recommendation function of Heritage Markham.

Staff highlighted changes to policies that are significant to Heritage Markham.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposed cultural heritage and archaeological policies in the new draft Official Plan subject to the commentary made on December 12, 2012.

CARRIED

6. HERITAGE PERMIT APPLICATION

HE 12 135150

26 DAVID GOHN CIRCLE

SIDING REPAIR (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Heritage Permit application for removal of the deteriorated lower portions of the existing vertical tongue and groove siding on the house at 26 David Gohn Circle, and its replacement with a 10 inch high baseboard.

CARRIED

7. DESIGNATION - AMENDMENT

73 OLD KENNEDY ROAD

MODIFICATION TO LEGAL DESCRIPTION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

C. Conrad, City Solicitor

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed revision to the legal description for the James Rattle House, 73 Old Kennedy Road.

CARRIED

8. SITE PLAN CONTROL

FILE NUMBERS: SC 12 134021 & SC 12 134020

6 & 8 WATER STREET

PROPOSED 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 demolition of the existing rear tail of 6 and 8 Water St.;

AND THAT Heritage Markham has no objection to the design of the proposed new 1 ½ storey addition to the rear of 6 & 8 Water St. provided that the applicants submit a restoration plan for the front of the house which includes the re-introduction of wooden

louvred shutters, new, wooden, two over two, single or double hung segmental arched ground floor windows, and a new more historically appropriate front porch;

AND THAT Heritage Markham would support an application to the City's Designated Heritage Property Grant Program to restore the front of the house except for the replication of the front window at 6 Water St., as the original front window was replaced without the authorization of the municipality;

AND THAT Heritage Markham has no objection to any variance required to construct a new front porch at 6 & 8 Water St. and recommends that the fee for any variance application required to construct the porch be waived provided the variance application is only required to permit the new front porch.

CARRIED

9. HERITAGE PERMIT APPLICATION
5 WASHINGTON STREET;
149 MAIN STREET, UNIONVILLE
DELEGATED APPROVALS (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

10. BUILDING PERMIT APPLICATION
SIGN PERMIT APPLICATION
5 WASHINGTON STREET;
2 VALLEYWOOD DRIVE
DELEGATED APPROVALS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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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

11. TREE REMOVAL APPLICATION
7 VICTORIA AVENUE,
176 MAIN STREET NORTH
DELEGATED APPROVALS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

A Committee member suggested that in this situation, an arborist could examine and trim the tree rather than require the removal of the tree.

The Heritage Planner explained in this instance, the tree trunk was touching the eavestrough.

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

12. REQUEST FOR FEEDBACK
37 MAIN STREET NORTH
PROPOSED WALL SIGNS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner advised of the revisions to the proposed wall sign for 37 Main Street North. The applicant was in attendance to answer questions.

The Committee encouraged the use of goose-necked lighting.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the revised design for the business sign at 37 Main Street North on the condition that a raised border in a contrasting, darker colour be added to contribute to a more traditional appearance;

AND THAT the applicant apply for sign permits through the Building Department in accordance with the Sign By-law as it applies to Special Sign Districts.

CARRIED

13. HERITAGE PERMIT APPLICATION
8949 REESOR ROAD
FORMER LOCUST HILL SCHOOLHOUSE
- RESTORATION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
E. Wimmer, Policy Planner

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the identified work on the roof and cornice areas;

AND THAT retention and re-use of any original cornice material that is still salvageable/usable should be a restoration principle as per the Ontario Ministry of Culture guidelines for heritage buildings.

CARRIED

14. CORRESPONDENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received as information:

- a) Architectural Conservancy of Ontario: ACORN in a nutshell newsletter, November 27, 2012.
- b) Heritage Canada Foundation: Communiqué, November 21, 2012. Theme for Heritage Day 2013.
- c) Toronto Historical Association: December 2012 Newsletter.

CARRIED

15. SITE PLAN CONTROL APPLICATION
SC 12 134029
9 ALBERT STREET
PROPOSED DEMOLITION OF DETACHED GARAGE
AND PROPOSED NEW GARAGE (16.11)

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

The Heritage Planner gave a brief explanation of the proposal.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the existing detached garage or design of the proposed 2 car garage with second storey loft at the rear of 9 Albert St.;

AND THAT final approval of the Site plan application be delegated to Heritage Section staff provided there are no significant changes to the drawings reviewed by Heritage Markham;

AND THAT the owner enter into Site Plan agreement with the City containing the standard provisions regarding materials, windows, colours etc.

CARRIED

16. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
A/206/12
104 MAIN STREET, UNIONVILLE
TO PERMIT AN EXISTING DENTAL OFFICE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Committee of Adjustment
-

David Johnston disclosed an interest with respect to Item # 16, 104 Main Street, by nature of using the dental services at this location, 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 gave an explanation of the proposal to permit an existing dental office in an Urban Residential area. The Committee debated whether the long-standing business should be required to undergo a Minor Variance or Official Plan and Zoning By-law amendments.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is of the opinion that the matter requires Official Plan and Zoning By-law Amendments and the variance should not be supported;

AND THAT the City consider waiving the fees associated with the applications.

CARRIED

17. CONFERENCE REPORT
ONTARIO HERITAGE CONFERENCE-
VERBAL REPORT BY BARRY NELSON (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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This item was deferred to the January, 2013 meeting.

18. STIVER MILL RESTORATION PLAN
9 STATION LANE, UNIONVILLE
STIVER MILL RESTORATION PROJECT/PLAN (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Chong, Asset Management
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David Johnston disclosed an interest with respect to Item # 18, Stiver Mill Restoration Plan, by nature of potentially having a business contract regarding this property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Councillor Don Hamilton provided background information regarding the Stiver Mill Restoration Committee, recent funding from the federal government, and efforts to restore the building to date. Staff noted the short time frame for approvals to meet the project funding deadlines.

Renee Chong, Asset Management, City of Markham, gave a presentation on the proposed exterior restoration, interior renovation, and landscaping. Historical photos, photos of the existing exterior, proposed floor plans, and simulated videos of the finished product were displayed.

The Committee had lengthy discussions on the colour, the options of vertical or horizontal siding, and materials.

HERITAGE MARKHAM RECOMMENDS:

That given the poor condition of the existing exterior cladding and roofing Heritage Markham has no objection in principle to the proposed concept for the Stiver Mill restoration and the landscape treatment adjacent to the Mill and Unionville Train Station subject to the following:

- That existing historic mill workings on the interior of the building be preserved and incorporated into the interior design and details of this work be provided to Heritage Section staff for review and approval;
- That historic signage be recreated on the exterior façade;
- That any replacement cladding should be a metal product replicating the existing materials in profile, shape, texture and colour (silver), and its placement should replicate the historical/original direction of the siding (the building has both vertical and horizontal components).
- That only selective replacement of failing components of the wooden infrastructure or preferably the ‘sistering’ of older wood with new wood is the appropriate approach in order to retain the historical framing of the building
- That industrial heritage type light fixtures should be used (goose-neck pan lighting as suggested)
- That original door and window openings should be re-used

- That existing doors or windows in good shape be re-used or retained in some manner, if feasible
- Windows and doors should replicate the original window treatment (using archival materials for reference) in terms of material, profile and muntin bar divisions.

AND THAT due to the need for an accelerated review process, Heritage Markham delegates the review of any future restoration plans or site plan drawings to the Manager of Heritage Planning on the condition that they are substantially consistent with the preliminary concept plans reviewed on this date (December 12, 2012).

CARRIED

19. DEMOLITION PERMIT APPLICATION 12 135456 DP
REGIONAL MUNICIPALITY OF YORK
ELIAS HAMILTON HOUSE
11471 NINTH LINE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning;
T. Moore, Chief Building Official

The Senior Heritage Planner provided a brief explanation, noting that this house has been approved for eligibility for relocation to Markham Heritage Estates. Correspondence from the Region of York has been received, effectively putting the demolition permit on hold to allow time for the relocation process.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the demolition permit application for the Elias Hamilton House at 11471 Ninth Line, listed on the *Register of Property of Cultural Heritage Value or Interest*, on the basis of its historical, architectural and contextual significance;

THAT Heritage Section staff be requested to continue working with the Region of York to follow the process for the relocation of the building to Markham Heritage Estates;

AND THAT the correspondence from Martin Silver of the Region of York, dated December 12, 2012, be received.

CARRIED

NEW BUSINESS

20. FENCE AND GATES, ST. LUKE'S CEMETERY
36 CHARLES LANE, THORNHILL (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
Councillor V. Burke
-

Councillor Valerie Burke reported that the fence and gates at St. Luke's Cemetery have been completed, and Councillor Burke has send them a letter of appreciation.

HERITAGE MARKHAM RECOMMENDS:

That the information regarding the completion of fence and gates at St. Luke's Cemetery be received.

CARRIED

The Heritage Markham Committee meeting adjourned at 9:20 PM.