

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

Wednesday, January 9, 2013

MINUTES

Members

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

Regrets

Jenny Chau
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 7:36 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 # 5, 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
Barry Nelson will give an update on the Heritage At-Risk Subcommittee

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE DECEMBER 12, 2012
HERITAGE MARKHAM COMMITTEE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of the Heritage Markham meeting held on December 12, 2012 be received and adopted.

CARRIED

3. SITE PLAN CONTROL APPLICATION
FILE SC 07 131520
179 JOHN STREET, THORNHILL
HOUSE UNDER CONSTRUCTION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner advised that the owner, Emad Kheirkhahan had requested to make a deputation as a follow-up to his previous presentation to the Committee regarding the windows and details of the dwelling at 179 John Street; however, the applicant has not appeared at two subsequent meetings. The Committee proceeded in his absence.

The Committee discussed the design details and window treatments and did not support changes. It was suggested that the Building Inspector be requested to review the plan details for non-compliance, as it appears there may be other variances from the approved plans.

Any penalties, Letter of Credit claims, and/or Stop Work Orders would be determined through the appropriate channels. Staff were directed to review methods available that would encourage and enforce compliance for this building and for future projects.

HERITAGE MARKHAM RECOMMENDS:

THAT the applicant be requested to install windows and quoins that match the approved design;

AND THAT staff convey to the Chief Building Official, the Committee's concern that the approved plan is not being followed and the potential actions the City may take to address this situation.

CARRIED

4. REQUEST FOR FEEDBACK
SITE VISIT TO VIEW HERITAGE RESOURCES
LANGSTAFF COMMUNITY (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee had before it the notes and recommendation from the Architectural Review Sub-Committee held on November 5, 2012. The Senior Heritage Planner provided an overview of the proposal in the Langstaff community with respect to six heritage buildings located in the area to be developed.

Mr. Al Duffy, representing Condor Properties, discussed the extensive transit-oriented development, the approved Langstaff Gateway Secondary Plan, proposed changes to grading to accommodate infrastructure, and other impacts to the site. The consultants were challenged to find options to integrate the heritage houses into the development on site, and the most likely opportunity for preservation involves the Munshaw House.

The Committee supported retaining the houses on the lands, and recommended completing the designation of the William Munshaw House through a Conservation Review Board hearing.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the notes from the Architectural Review Sub-Committee visit and keep the observations of the condition of the heritage buildings in mind when making any future recommendations on the preservation of cultural heritage resources in the Langstaff Gateway Secondary Plan area;

AND THAT the developers be encouraged to incorporate the heritage assets into the development plans;

AND THAT the designation of the William Munshaw house be completed.

CARRIED

5. COMMITTEE OF ADJUSTMENT APPLICATIONS
FILES A/137/12, A/175/12, B/26/12
17 EUCLID STREET, UNIONVILLE
CREATION OF NEW LOT AND VARIANCES (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Committee of Adjustment

Ted Chisholm disclosed an interest with respect to Item # 5, 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.

Correspondence was received from the applicants and from several neighbours. Members also received scanned versions of letters from the Committee of Adjustment files related to these applications.

The Manager of Heritage Planning provided background information on the revised proposal for severance of 17 Euclid Street.

Mark and Lorrie Boehmer, applicants, made a presentation, advising of updated information and letters of support from 28 neighbours. They displayed several photos and site plans, addressed the major objections from the neighbours, and referred to the staff report and comments from the original proposal in 2012. Efforts will be made to minimize impacts to neighbours by moving the proposed dwelling away from existing houses and providing enhanced landscaping.

Templar Tsang-Trinaistick, area resident, spoke in opposition to the proposal, stating that their concerns have not been addressed, and he reviewed staff recommendations and comments from the neighbours. Mr. Templar displayed an area map indicated the property owners objecting to the proposal, and displayed a photo showing the view from his backyard indicating the impacts of the proposal from loss of existing trees.

Beth and Steve Hanson, area residents, spoke in objection, due to the impacts to the view from their yard and loss of privacy. They had concerns for adherence to the Heritage District Plan and changing the lot orientation of the block.

Robert Vet, area resident, spoke in opposition to the proposal and supported Markham staff recommendations to deny the applications.

Brian Murphy, area resident, spoke in support of the proposal, discussing the historic development of the neighbourhood and suggesting the proposed lot orientation is more in keeping with the original subdivision plan.

Jan Corbett read a letter from Christl Reeh, area resident, in support of the proposal, suggesting the new house will be appropriately designed and will be compatible.

Keith Neely, area resident, spoke in support of development and improvements in Markham in general, and of this proposal in particular. He suggested this proposal would be compatible with the Heritage character of the neighbourhood.

Doug Denby, area resident, spoke in support of the proposal and discussed the historical development of the neighbourhood and development trends throughout the district, including other lots with small back yards.

Mr. Boehmer responded to comments made with respect to potential impacts to the adjacent property and the proposed enhanced landscaping; and the relocation of the garage to minimize impacts to another neighbour.

The Committee discussed the process of ensuring enhancements are included if the application is approved, the potential development of the subject property even without a severance, and second suite potential.

The Committee questioned the significance of the revisions to the proposal, and noted that greenspace preservation is an important aspect of Heritage. In the event the severance is approved, the applicant was encouraged to continue to work with staff to develop a more appropriately-scaled house.

HERITAGE MARKHAM RECOMMENDS:

THAT the correspondence from Mark and Lorrie Boehmer, Beth and Steve Hanson, Robert and Jane Vet, and Templar and Erica Tsang-Trinaistich be received;

AND THAT deputations by Mark and Lorrie Boehmer, Templer Tsang-Trinaistich, Beth and Steve Hanson, Robert Vet, Brian Murphy, Jan Corbett on behalf of Christl Reeh, Keith Neely, and Doug Denby be received;

AND THAT Heritage Markham re-confirms its recommendation of September 10, 2012 and does not support the application to sever the property or support the associated variances as these applications would result in development that is inconsistent with cultural heritage policies of the Provincial Policy Statement and does not conform with the land severance policies and heritage conservation policies of the Markham Official Plan, including the Unionville Heritage Conservation District Plan;

AND THAT if the Committee of Adjustment supports the severance, a condition of approval is the execution of a Heritage Easement Agreement with the City on the retained lot to recognize and protect the heritage dwelling, urban barn and property features.

CARRIED

6. 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, December 11, 2012.
- b) Ministry of Culture and Immigration: Ontario Medal for Young Volunteers.
- c) Architectural Conservancy of Ontario: ACORN in a nutshell newsletter, December 31, 2012.

CARRIED

7. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE A/206/12
104 MAIN STREET, UNIONVILLE
UPDATE ON VARIANCE TO PERMIT A DENTAL OFFICE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Committee of Adjustment
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

8. DESIGNATIONS
DESIGNATION BY-LAW AMENDMENTS
- LEGAL DESCRIPTIONS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham acknowledges the need to amend the legal description in the designation by-laws for the following properties and has no objection:

17 Campus Close	Formerly 10521 Woodbine Ave- new lot created in subdivision
43 Castlevue Cres	Formerly 10077 Woodbine Ave- new lot in residential subdivision
18 Cecil Nichols Drive	Formerly 10519 Woodbine Ave- new lot created in subdivision
60 Dame Gruet Drive	Formerly 6297 Major Mackenzie Dr- new lot created in subdivision
226 Edward Jefferys Avenue	Formerly 9462 Hwy 48- relocated to new lot created in subdivision
9899 Hwy 48	Same municipal address, now in a commercial subdivision/condo
10000 Kennedy Road	Formerly 9994 Kennedy Rd- new lot created in a commercial subdivision (Colty Corner Schoolhouse
60 Maple Park Way	Formerly 4438 Fourteenth Ave- new lot created in subdivision/condo
73 Old Kennedy Road	Revised lot size
11 Tannis St	Formerly 9765-9767 Kennedy Rd- new lot created in subdivision

527 William Forster Rd	Formerly 8882 Reesor Rd- new lot created in subdivision
8 Wismer Place	Formerly 10391 Woodbine Ave- Relocated to Markham Heritage Estates

CARRIED

9. COMMITTEE OF ADJUSTMENTS CONSENT APPLICATION
FILE B/46/12
56 MAIN STREET NORTH
CONSENT FOR SERVICE EASEMENT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Committee of Adjustment
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the application.

CARRIED

10. BUILDING PERMIT APPLICATIONS
SIGN PERMIT APPLICATION
7771 YONGE STREET, 131 MAIN STREET
257 MAIN STREET NORTH, 10000 KENNEDY ROAD
DELEGATED APPROVALS: BUILDING AND
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 and sign permits approved by Heritage Section staff under the delegated approval process.

CARRIED

11. HERITAGE WEEK 2013 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham recommends to Council that the week of February 17-23, 2013 be proclaimed as Heritage Week in the City of Markham and that the Prince of Wales flag be flown.

CARRIED

12. SITE PLAN CONTROL APPLICATION
FILE SC 13 135720
8 BEECH STREET, MARKHAM VILLAGE
PROPOSED NEW HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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See attached staff memorandum and material.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed size, massing, and form of the proposed new house provided that the applicant:

- revises the windows and front entrance to reflect local historical precedents, and;
- changes the cladding of the proposed house to be either brick or wood reflecting materials historically used in the Mount Joy vicinity;

AND THAT final approval of the proposed house design be delegated to Heritage Section Staff, provided that there are no significant changes to the proposed form and massing of the house date stamped December 27, 2012;

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

CARRIED

13. SITE PLAN CONTROL APPLICATION
FILE PRE 12 136470
254 MAIN STREET NORTH, MARKHAM VILLAGE
PROPOSED NEW VESTIBULE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed alterations to the building located at 254 Main St. N.;

AND THAT final approval of the site plan application be delegated to Heritage Section Staff provided there are no significant changes to the plans date stamped December 28, 2012;

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

CARRIED

14. CONFERENCE REPORT
ONTARIO HERITAGE CONFERENCE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Barry Nelson gave a report on his attendance at the 2012 Ontario Heritage Conference, providing highlights of his experiences and the seminars attended. The evolution of world-wide Heritage Charters was discussed. Barry emphasized the benefits of the conference and encouraged other members to attend in 2013, June 7-9 in Midland.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the presentation by Barry Nelson as information.

CARRIED

15. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE A/212/12
25 JOHN STREET
VARIANCES RELATED TO A NEW INTERIOR
FLOOR SPACE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
S. Corr, Committee of Adjustment
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The Heritage Planner introduced this item, explaining the requested interior variances involving the attic space and the addition of a second kitchen.

The Committee discussed a concern for the precedent of increasing the floor space within previously approved floor plates.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the requested variances of application A/212/12 for the single detached dwelling at 25 John St.

CARRIED

16. REQUEST FOR FEEDBACK
FILE PRE 11 129741
1 PETER STREET, MARKHAM VILLAGE
REVISED DRAWINGS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner reviewed the Committee's previous consideration of the proposal and the current revisions to the plan.

The Committee recognized the applicant's effort to work with the City. Staff were requested to review the design of the windows with respect to compliance with the original structure.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the revised remodelling and addition to 1 Peter St. received on Dec. 19, 2012 provided that the proposed one storey bay window is deleted and the historical front veranda is replicated;

AND THAT the owner enter into a site plan agreement containing the standard conditions regarding materials, colours, windows, etc.;

AND THAT final approval of the site plan application be delegated to Heritage Section staff provided there are no significant deviations from the design reviewed by Heritage Markham on January 9, 2013;

CARRIED

17. MINOR VARIANCE APPLICATION A/01/13
& SITE PLAN CONTROL APPLICATION SC 12 134029
9 ALBERT STREET
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning;
P. Wokral, Heritage Planner;
S. Corr, Committee of Adjustment
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The Heritage Planner gave an overview of the request for variances for an accessory building at 9 Albert Street.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the requested variance to permit a maximum building height of 18.75 ft. for the proposed accessory building at 9 Albert Street.

CARRIED

18. HERITAGE PERMIT APPLICATION HE 13 107646
TREE REMOVALS
7 VICTORIA AVENUE
UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning;
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The Heritage Planner explained the request for tree removal and advised that the City's Arborist has determined the trees are healthy; however, the applicants suggest the trees are creating an insect problem.

Concern was expressed for the medical condition of one of the residents and the impact that the insects may have. It was noted that the trees are likely significant to the slope stability and for flood prevention. The Committee split the motion.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Permit application HE 13 107646 for tree removals at 7 Victoria Avenue, Unionville, be referred back to staff for consultation with TRCA;

CARRIED

AND THAT the applicant be requested to provide confirmation of the medical condition of the resident through a doctor's note.

CARRIED

NEW BUSINESS

19. HERITAGE AT-RISK SUBCOMMITTEE UPDATE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Barry Nelson reported on the activities of the Heritage At-Risk Subcommittee and the draft mandate, advising that the subcommittee will act in an advisory role to Heritage Markham. Various projects were identified. A recommendation for the mandate will be coming forward.

HERITAGE MARKHAM RECOMMENDS:

That the update on the activities of the Heritage At-Risk Subcommittee be received for information.

CARRIED

The Heritage Markham Committee meeting adjourned at 11:05 PM.