

**HERITAGE MARKHAM COMMITTEE MEETING
CITY OF MARKHAM
Council Chamber, Markham Civic Centre**

Wednesday, November 14, 2012

MINUTES

Members

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

Regrets

Councillor Valerie Burke
Councillor Colin Campbell
Richard Morales
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. None were declared.

1. APPROVAL OF AGENDA (16.11)
 - A) Addendum Agenda
 - B) New Business from Committee Members

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE OCTOBER 10, 2012
HERITAGE MARKHAM COMMITTEE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

A Committee member provided an update on Shouldice Hospital.

HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of the Heritage Markham meeting held on October 10, 2012 be received and adopted.

CARRIED

3. OTHER SUBJECT
YEAR END RECEPTION FOR HERITAGE MARKHAM (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

Staff discussed amendments to the Year-end reception plans. The Committee agreed to forego the pre-meeting and start the meeting at 6:00 p.m.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham change the venue of the year-end celebration, to be held on December 12, 2012, to the Councillor's Lounge at the Civic Centre; and,

THAT the December 12 meeting start at 6:00 p.m.

CARRIED

4. MARKHAM HERITAGE ESTATES
MARKHAM HERITAGE ESTATES LOT PRICES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
D. Pearce, Manager, Real Property
-

The Manager of Heritage Planning reminded the Committee of previous discussions regarding concerns for the recently revised lot prices for Markham Heritage Estates.

David Pearce, Manager, Real Property Manager for the City of Markham, was in attendance to provide information. Mr. Pearce advised that the properties were last appraised in 2008, and he explained the process and factors taken into consideration. A schedule of the lot pricing was reviewed.

The Committee discussed market values, the limitation of the amount of the second mortgage, and Development Charges, and the objective of keeping the prices realistic to facilitate heritage preservation. Concern was expressed for the prohibitive costs that prevent completion of the restoration of heritage buildings, and options to encourage or compel owners to complete projects, were suggested.

The Committee expressed appreciation for the presentation.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the verbal report on the updated lot prices for Markham Heritage Estates; and,

THAT the comments and discussions be referred to Heritage staff for a review and report by mid-2013, with respect to ensuring that applicants possess the necessary financial capability for buildings moving into Heritage Estates so that the projects are completed in a timely manner.

CARRIED

5. HERITAGE PERMIT APPLICATIONS
32 JOHN STREET THORNHILL, 167 JOHN STREET THORNHILL,
201 MAIN STREET UNIONVILLE, 233 MAIN STREET UNIONVILLE
40 MAIN STREET NORTH MARKHAM VILLAGE
22 DAVID GOHN CIRCLE MARKHAM HERITAGE ESTATES
2977 16TH AVENUE BUTTONVILLE AREA
8961 NINTH LINE CORNELL COMMUNITY (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

6. BUILDING PERMIT APPLICATIONS
101 TOWN CENTRE BOULEVARD MARKHAM,
50 PETER STREET MARKHAM VILLAGE
2929 ELGIN MILLS ROAD EAST VICTORIA SQUARE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

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

7. TREE REMOVAL
FILE NUMBER: 295067 TREE
6 DAVID GOHN CIRCLE
DELEGATED APPROVAL OF TREE REMOVALS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

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

8. REQUEST FOR FEEDBACK
11030 WOODBINE AVENUE
HERITAGE STATUS DALTON RUMNEY HOUSE
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT on the basis of the Group 3 evaluation of the house at 11030 Woodbine Avenue, and staff's documentation and research being complete, Heritage Markham would not oppose a demolition permit application.

CARRIED

9. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NUMBER: B/35/12
2780 19TH AVENUE
CONSENT APPLICATION AFFECTING ALFRED READ HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Committee of Adjustment
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the staff memorandum on staff's comments on Consent Application B/35/12, made on behalf of Heritage Markham due to the deadline for comments; and,

THAT the Alfred Read House be referred to the Building Evaluation Sub-Committee for evaluation as a first step in considering the property for designation under Part IV of the *Ontario Heritage Act*.

CARRIED

10. INFORMATION

RENEWABLE ENERGY APPROVALS (REA)

PROTECTED HERITAGE PROPERTIES (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

11. CORRESPONDENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received as information:

- a) Society for the Preservation of Historic Thornhill: Newsletter, November 2012.
- b) Richmond Hill Public Library: War of 1812, Lecture Series – John Button, December 8.
- c) Heritage Canada Foundation Communique: National Heritage Summit Photos and Preservations.
- d) Architectural Conservancy of Ontario: ACORN Newsletter, October 16, 2012.
- e) Architectural Conservancy of Ontario: ACORN Journal, October 30, 2012.
- f) Architectural Conservancy of Ontario: ACORN Journal, Fall 2012.
- g) Toronto Historical Association: November 2012 Newsletter.
- h) Ontario Historical Society: OHS Bulletin, October 2012.
- i) Ontario Heritage Trust: heritage matters Newsletter, October 2012 – Agriculture Theme.

CARRIED

12. HERITAGE PERMIT APPLICATION

FILE NUMBER: HE 12 132410

10 HERITAGE CORNERS LANE

FENCE CONSTRUCTION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner explained the circumstances of the Heritage Permit Application for the fence at 10 Heritage Corners Lane.

The owners, Fred and Joyce Watt, were in attendance to answer questions. The Committee had no concerns.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Heritage Permit for the new board and rail fencing at 10 Heritage Corners Lane; and,

THAT the owner be reminded that a Heritage Permit is required for any further fence construction on the property as well as any exterior alterations to the building or property features.

CARRIED

13. REQUEST FOR FEEDBACK

149 JOHN STREET

PROPOSED RENOVATION TO AN EXISTING HOUSE (16.11)

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

The Committee had before it the notes and recommendation from the Architectural Review Sub-Committee held on October 29, 2012.

The Heritage Planner gave an overview of the proposal to demolish portions of the existing house and garage, and renovations. Staff described the history and condition of the structure, and advised of large trees on the property. Discussions included tree preservation, window treatments, the heritage style, and significant features.

Lengthy discussions involved the protection of the trees in the front yard and the Spruce tree in the rear yard. It was suggested that a second opinion of the applicant's Arborist's report be provided by the City's Arborist, and to advise the applicant accordingly.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposal to demolish the portions of the existing house, not including the far western bay, and the eastern garage portion;

THAT Heritage Markham has no objection to lifting any remaining portions of the existing house in order to construct a new foundation and basement provided they are not situated any more than 2 feet above grade;

THAT Heritage Markham has no objection from a heritage perspective to repositioning the new and existing portions of the house approximately 8 feet forward and 4 feet further east on the property, provided that there are no anticipated negative impacts to the existing mature silver maple trees as verified by a certified arbourists report;

THAT a second opinion of the applicant's Arborist's report be provided by the City's Arborist, and that the applicant be advised accordingly; and,

THAT final approval of any future development application required to obtain approval for the proposed renovation of the existing house be delegated to Heritage Staff provided that there is no significant change to the proposal dated October 8th 2012, and that the architectural detailing of the proposed new link and porch be revised to be more compatible with the early 20th century architectural style of the existing house.

CARRIED

14. SITE PLAN CONTROL APPLICATION

FILE NUMBER: SC 12 130341

12 JAMES SCOTT ROAD

VARIANCES TRIGGERED BY PUBLIC LAND ACQUISITION (16.11)

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

The Heritage Planner explained the variances required as a result of the City's acquisition of a 1.0 m strip of land from the front of the property for a potential future road widening. Staff are recommending that the Committee of Adjustment be requested to waive the variance fee, as the variance would allow the dwelling to remain at a location that is sympathetic for the heritage streetscape.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to any future variances to the By-law required to construct the proposed new house at 12 James Scott Road that result from the City's acquisition of a 1.0 m strip of land from the front of the property for a potential future road widening; and,

THAT Heritage Markham recommends to the Committee of Adjustment that the variance application fee associated the variance application that results from the City's acquisition of the 1.0 m strip of land be waived, as moving the proposed house further back on the lot in order to comply with the 12 ft front yard setback already approved by the Committee of Adjustment in 2011, is not desirable from a heritage planning perspective.

CARRIED

15. BUILDING PERMIT APPLICATION

FILE NUMBER: HP 12131263

7880 HWY 7. E LOCUST HILL

PROPOSED REAR ADDITION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

The Heritage Planner advised that the subject property is on the Register of Property of Cultural Heritage Value or Interest, but is not a designated property. Since the designer has accepted the recommendations of staff for alterations and the structure is not being negatively impacted, staff suggest that it is not necessary to designate it at this time.

The Committee discussed the window treatments and the size of the proposed addition, and debated designating the house. The Committee directed that future applicants be advised of the potential to designate their property.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the revised plans for the proposed addition to the existing house at 7880 Highway 7 East provided that the drawings are revised to retain the original roof form of the house subject to restoration of the windows and doors to their original condition.

CARRIED

16. STUDIES/ PROJECTS AFFECTING HERITAGE RESOURCES - UPDATES

Extracts: R. Hutcheson, Manager of Heritage Planning

The following projects impact in some manner the heritage planning function of the City of Markham. The purpose of this summary is to keep the Heritage Markham Committee apprised of the projects' status. Staff will only provide a written update when information is available, but members may request an update on any matter.

- a) Markham Official Plan 2012 (see agenda item #17)
- b) Rouge National Urban Park Proposal (see agenda item #18)
- c) Main Street Markham Streetscape Redevelopment (Hwy 407-16th Ave)
- d) Doors Open Markham 2012
- e) Archaeological Management Plan – York Region
- f) Stiver Mill Redevelopment, Unionville
- g) Morgan Park Revitalization Master Plan, Markham Village
- h) Library/Veterans Park Revitalization Master Plan, Markham Village
- i) Tremont Hotel Study, Markham Village
- j) Victoria Square Heritage Conservation District Study
- k) Main Street Markham Interpretive Program, Markham Village
- l) Review of Property Classification, Unionville Heritage Conservation District
- m) Review of Development Standards – All Heritage Districts

17. REQUEST FOR FEEDBACK
OTHER INFORMATION
MARKHAM OFFICIAL PLAN (DRAFT)
REQUEST FOR FEEDBACK
CULTURAL HERITAGE POLICIES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Staff advised that a presentation by the Policy Section staff is scheduled for the next Heritage Markham meeting to receive comments. The agenda package was missing some pages of the heritage policies from the draft Official Plan, so it will be re-distributed to the Committee following this meeting to ensure the members can prepare for the presentation in December.

Members are encouraged to review the information in detail and forward any questions to staff prior to the next meeting.

18. STREETScape REDEVELOPMENT PLANS
MAIN STREET MARKHAM, MARKHAM VILLAGE HERITAGE
CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning gave a PowerPoint presentation on the streetscape development plans for Main Street Markham, seeking comments from the Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on proposed public realm improvements for Main Street North (Markham Village) and has the following comments:

- Ensure the trees are appropriate from a heritage perspective and that they do not block the heritage assets
- Commercial grants could be used to alleviate elevation/grading issues on the sidewalks and between properties
- Street names could be imprinted on the sidewalk, as had been done in the past; and,

THAT Heritage Markham endorses in principle the streetscape redevelopment plans for Main Street Markham, Markham Village Heritage Conservation District.

CARRIED

19. REQUEST FOR FEEDBACK
SEASONAL BANNERS FOR YONGE STREET, THORNHILL
THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Heritage Planner gave a brief explanation and description of the proposed seasonal banners.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposed design for seasonal banners for Yonge Street in the Thornhill Heritage Conservation District.

CARRIED

20. REQUEST FOR FEEDBACK
MODIFICATIONS TO APPROVED MATERIALS
179 JOHN STREET, THORNHILL (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
-

The Senior Heritage Planner introduced this matter and advised that the owner is requesting to modify the approved materials.

Mr. Emad Kheirkhahan, applicant, was in attendance to explain to the Committee his request to have additional limestone trim or banding in a portion of the front of the building, around the door.

The Committee discussed the importance of maintaining the original design, in keeping with the Ontario Municipal Board decision. They did not support modifications to the materials or design features.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the design of 179 John Street should not be modified from the approved drawings.

CARRIED

NEW BUSINESS

21. ARCHITECTURAL CONSERVANCY OF ONTARIO AWARDS (16.0)

Extracts: R. Hutcheson, Manager of Heritage Planning

Ron Waine provided feedback from his attendance at the Architectural Conservancy of Ontario Awards Dinner on November 2, 2012, and encouraged the Committee to consider the nomination of Markham projects in future years.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the feedback from Ron Waine regarding the Architectural Conservancy of Ontario Awards Dinner.

CARRIED

The Heritage Markham Committee meeting adjourned at 10:45 PM.