

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

**Wednesday, July 11, 2012**

**MINUTES**

**Members**

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

Councillor Colin Campbell  
Barry Martin, Vice-Chair  
David Nesbitt

**Staff**

Regan Hutcheson, Manager of Heritage Planning  
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.

Although not in attendance, Barry Martin submitted a written notice of interest with respect to item # 5, for 6278 19<sup>TH</sup> Avenue.

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 JUNE 13, 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 June 13, 2012 be received and adopted.

CARRIED

3. ADMINISTRATION  
101 TOWN CENTRE BLVD  
CITY OF MARKHAM – DESIGNATION PLAQUES  
DESIGNATION OF MARKHAM'S CIVIC CENTRE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Markham provided an update on the city status of Markham and the plaques to commemorate the Civic Centre. The Committee received the information and commended staff on their ongoing service to Markham.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information;

AND THAT Heritage staff be congratulated on their continuing exemplary efforts to support Heritage interests in Markham.

CARRIED

4. REQUEST FOR FEEDBACK  
55 ALBERT STREET, MARKHAM VILLAGE  
PROPOSED ROOF TOP INSTALLATION OF SOLAR COLLECTORS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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The Heritage Planner explained the proposal by the owners of 55 Albert Street to install solar panels on a heritage building. Staff discussed the policies of the Green Energy Act and the Heritage Act, and noted that one does not take precedence over the other. The policies and practices of other municipalities were reviewed.

Mr. and Mrs. Zila, the applicants, made a presentation regarding the proposal, the materials, the minimal visual impacts, and the provincial Renewable Energy program. They confirmed that the neighbour that would be most impacted has been notified and has no concerns.

The Committee discussed ensuring the appropriate materials and colours are used, and noted that approval would be based on the individual proposal, and would not create a precedent. Staff expressed concern for the potential impact to the roof structure with respect to the weight. The applicants advised the building is very sturdy and an engineer will provide a structural review as part of the Building Permit application. Warranty and replacement issues were also discussed. The applicants agreed to provide additional trees for screening, if necessary.

HERITAGE MARKHAM RECOMMENDS:

THAT based on the guidelines adopted by the City of Kitchener for the installation of solar panels on Heritage Buildings, Heritage Markham has no objection to the owners of 55 Albert St. installing solar panels in the locations indicated provided that the solar panels:

- Are black coloured to blend in with the existing colour of the roof;
- Will not require alteration of the shape or slope of the existing roofline;
- Will not impact the structural integrity of the roof;
- Are mounted at the same slope as, and are flush with of the roof;
- Do not extend past the edge of the roof;
- Do not necessitate the removal of any significant heritage feature of the building;
- Will have be minimal visibility from the public realm and the panels will not negatively impact the heritage features of the building;
- Are removed if they become consistently dysfunctional in the future;

AND THAT consideration be given to additional landscape screening to further mitigate public visibility, if necessary.

CARRIED

5. OFFICIAL PLAN AMENDMENT APPLICATION  
OP 07134061  
6278 19<sup>TH</sup> AVE.  
INCORPORATION OF HERITAGE RESOURCES INTO FUTURE  
DEVELOPMENT PLANS (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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The Committee had notes and recommendations from the Architectural Review Sub-Committee held on July 3<sup>rd</sup>, 2012. After the Sub-Committee meeting, Barry Martin sent an email to members of staff and those committee members in attendance regarding a conflict of interest. The email was provided to the Committee. Mr. Martin was not in attendance at the Heritage Markham Committee meeting.

HERITAGE MARKHAM RECOMMENDS:

THAT a site visit be arranged as soon as possible to allow members of the Heritage Markham committee to better assess the condition of the John Ramer House and Barn, and to help the committee with making any future recommendations on the appropriateness of demolishing the John Ramer Barn.

AND THAT Heritage Markham recommends that the owners continue to monitor, stabilize and protect the John Ramer House and Barn from any further damage or vandalism until any such decisions can be made;

AND THAT the owners post a sign at the entrance of the property indicating that the heritage buildings are intended to be integrated into future development plans for the property and that salvaging of building components or trespassing is unlawful.

CARRIED

6. HERITAGE PERMIT APPLICATIONS  
YONGE STREET, THORNHILL,  
80 GERMAN MILLS ROAD, 32 VICTORIA AVE, UNIONVILLE,  
14 PAVILION ST, UNIONVILLE, 128 MAIN ST, UNIONVILLE, 32  
WASHINGTON ST. MARKHAM VILLAGE, 12 CHURCH ST. MARKHAM  
VILLAGE, 6 WISMER PLACE MARKHAM HERITAGE ESTATES  
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

7. BUILDING PERMIT APPLICATIONS  
SIGN PERMIT APPLICATIONS  
5970 16<sup>TH</sup> AVE. MARKHAM VILLAGE, 218 MAIN STREET UNIONVILLE,  
10975 WOODBINE AVE. VICTORIA SQUARE, 5790 16<sup>TH</sup> AVE. MARKHAM  
VILLAGE, 139 MAIN STREET UNIONVILLE, 139 MAIN STREET  
UNIONVILLE, 8 ALEXANDER HUNTER PLACE, MARKHAM HERITAGE  
ESTATES (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

8. TREE REMOVAL PERMITS  
17 JERMAN STREET, MARKHAM VILLAGE  
DELEGATED APPROVAL OF TREE REMOVAL PERMITS  
Extracts: R. Hutcheson, Manager of Heritage Planning  
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

9. CORRESPONDENCE (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received as information:

- a) Markham Historical Society: Remember Markham Newsletter, June 2012.
- b) Heritage Canada Foundation: Heritage Magazine, June 2012;
- c) Heritage Canada foundation: Communique Newsletter, June 22, 2012;
- d) Toronto Historical Association: July 2012 Newsletter;
- e) Heritage Canada Foundation: Communique, June 27, 2012
- f) Heritage Canada Foundation: Communique, June 28, 2012.

CARRIED

10. REQUEST FOR FEEDBACK  
4510 ELGIN MILLS ROAD. EAST  
HISTORIC BARN (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning reviewed the site visit and recommendations from the Architectural Review Sub- Committee held on June 20, 2012.

Mr. Mariani, applicant, was in attendance, and requested staff provide him with historic background on the building.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that given the cultural heritage value of the barn at 4510 Elgin Mills Road East, the owner consider restoring the building to a safe and usable condition, possibly removing the damaged foundation and returning the barn to its original height;

AND THAT given the structural issues associated with the barn, Heritage Markham would not oppose a demolition permit application by the current owner, or a future owner, subject to the building being offered for relocation or salvage;

AND THAT in the event the building is removed or dismantled and rebuilt on the existing property, Heritage Markham would support the continuation of an accessory structure of a similar scale/massing in this location, and any necessary variances required to achieve this result.

CARRIED

11. HERITAGE PERMIT APPLICATIONS

HE 10 116013

HE 12 115718

104 JOHN STREET, THORNHILL

FENCE HEIGHT ISSUE

Extracts: R. Hutcheson, Manager of Heritage Planning  
B. Wiles, Manager By-law Enforcement

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The Heritage Planner provided background on this issue and reviewed the interpretation of the fence by-law. Correspondence was received from a neighbour, with safety concerns.

The Committee noted concerns for the appearance of the fence and had lengthy discussions regarding options.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the exemption from the provisions of the Fence By-law that requires a one foot lattice top for a 6 foot high privacy fence on a flankage yard, subject to the applicant adding decorative trim to relieve the plainness of the long runs of privacy fencing, to the satisfaction of Heritage Section staff and the Ward Councillor.

CARRIED

12. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION

COMMITTEE OF ADJUSTMENT CONSENT APPLICATION

A/137/12 AND 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

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The Manager of Heritage Planning introduced this matter, explaining the proposed lot severance and variances pertaining to the new lot. Additional variances may be required once a site plan for the new building is submitted, and those issues would be dealt with separately. Staff provided a chart comparing the neighbourhood lot area and frontage dimensions. It was noted that any approval should require a Heritage Easement Agreement on the heritage property.

Templar Tsang-Trinaistich spoke on behalf of some of the residents of Pavillion Street in opposition to the proposal. He expressed concern for the potential setback reductions that would impact adjacent properties, the size of the new lot in comparison to the other lots in the area, and for the impacts on the character of the neighbourhood.

Steve Hanson, a property owner on Pavillion Street spoke of the impacts of a large dwelling on the lot adjacent to his property and the potential damage to the mature trees.

Other issues discussed included the desire to maintain variable lot sizes in the heritage district; the issue of intensification; larger homes on small lots; and the matter of notice to the neighbours.

The Committee discussed the zoning requirements and the impacts of the proposal. It was suggested that a deferral be requested to allow a community meeting on this matter; however, the Committee acknowledged that a request for deferral at the Committee of Adjustment could not be guaranteed.

HERITAGE MARKHAM RECOMMENDS:

THAT the Committee of Adjustment application for 17 Euclid Street be deferred until the applicant provides a specific development proposal for the proposed lot, and to allow time for a community information meeting, subject to the applicant requesting a deferral at the Committee of Adjustment;

AND THAT if the applicant does not support deferral at the Committee of Adjustment, that Heritage Markham does not support the severance and variance applications.

CARRIED

13. REQUEST FOR FEEDBACK

SC 10 108466

4 DAVID GOHN CIRCLE HERITAGE ESTATES

LETTER OF CREDIT RELEASE (16.11)

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

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The Heritage Planner explained the owner's request for release of a \$1,000.00 Letter of Credit, with respect to the use of cedar shingles on the existing verandah skirt.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the existing veranda skirt at 4 David Gohn Circle, which is clad in cedar shingles, be removed and replaced with an authentic wooden lattice panel treatment that has been reviewed and approved by Heritage Section Staff, prior to releasing the letter of credit taken to ensure compliance with the approved site plan drawings.

CARRIED

14. INFORMATION  
SOLAR TRASH COMPACTORS  
YONGE STREET, THORNHILL HERITAGE CONSERVATION DISTRICT  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Committee indicated support for the solar trash compactors on Yonge Street and considered reducing the number of units until problems that have been identified are resolved.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the introduction of the solar trash compactors on Yonge Street in the Thornhill Heritage Conservation District.

CARRIED

15. REQUEST FOR FEEDBACK  
7368 ELGIN MILLS ROAD EAST  
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Heritage Planner introduced the proposed short term lease arrangement with Transport Canada for the purpose of protecting heritage properties. Nine significant properties were identified for protection. The subject property has been assessed as being in a dangerous condition, and Transport Canada has requested Markham confirm its intention to lease the property, as a substantial amount of money may be involved in complying with the safety standards.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the City not arranging a short term lease agreement with Transport Canada to protect the Richard Tarr house from demolition;

AND THAT Transport Canada be requested to make every effort to salvage and recycle the heritage materials.

CARRIED



16. HERITAGE PERMIT APPLICATION

33 JOSEPH STREET, MARKHAM VILLAGE

Extracts: R. Hutcheson, Manager of Heritage Planning

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The Manager of Heritage Planning provided a description of the unauthorized alterations to 33 Joseph Street, and an update on discussions with the owner. Exterior and interior photographs were displayed. The property was recently severed.

The owner was in attendance and confirmed that they will work with Heritage Markham to restore the building as recommended by staff. The only issue relates to existing 1/1 windows that will be difficult to restore.

Lengthy discussions involved options to repair, replace or duplicate the windows. A suggestion was made to retain the existing original frames and casings, and replace the rest of the window. The Committee indicated support for the use of two-over-two windows with new glass in the original part of the house, and the owner agreed to pursue this option.

The Committee suggested removal and storage of the one remaining stained glass window as soon as possible, to prevent it being stolen while the building is vacant.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed work outlined in the Heritage Permit of July 10, 2012 subject to Heritage Section staff comments, and the following direction regarding window treatment: as outlined in the Unionville guidelines for replacement of deteriorated windows, if completely deteriorated windows or newer windows require replacement, and restoration of the windows in a traditional manner is not to be pursued, the use of a thermopane replacement window in a true 2/2 style (in the original part of the dwelling) is supported. The thermopane unit should be of the same size and proportion and possess the correct pane division, and have true divided lites with real perceivable muntin bars.

CARRIED

The Heritage Markham Committee meeting adjourned at 11:00 PM.