

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

Wednesday, August 8, 2012

MINUTES

Members

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

Regrets

Jenny Chau
Judith Dawson
Ronald Waine, Chair

Staff

Regan Hutcheson, Manager of Heritage Planning
George Duncan, Senior Heritage Planner
Peter Wokral, Heritage Planner
Kitty Bavington, Council/Committee Coordinator

Barry Martin, Vice-Chair, convened the meeting at 7:15 p.m. by asking for any disclosures of interest with respect to items on the agenda. Barry Nelson assumed the Chair for part of the Consent Agenda.

Councillor Valerie Burke disclosed an interest with respect to item #12 for 26 Colborne Street, by nature of owning the subject property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Ted Chisholm disclosed an interest with respect to Item # 13 for 17 Euclid Street, by nature of owning the adjacent property, and did not take part in the discussion of or vote on the question of the approval of this matter.

Barry Martin disclosed an interest with respect to item # 9 for 6278 19th Avenue, by nature of being involved in the property prior to joining Heritage Markham, 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 MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE JULY 11, 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 July 11, 2012 be received and adopted.

CARRIED

3. BUILDING PERMIT APPLICATION
17 PRINCESS ST., MARKHAM VILLAGE, 59 JAMES WALKER
COURT, MARKHAM VILLAGE, 257 CARLTON ROAD, UNIONVILLE
101 TOWN CENTRE BOULEVARD, 179 JOHN STREET, THORNHILL
3 LEAHILL DRIVE, THORNHILL
DELEGATED APPROVALS: BUILDING, DEMOLITION AND SIGN
PERMITS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

4. HERITAGE PERMIT APPLICATIONS
DELEGATED APPROVALS: HERITAGE PERMITS
5 BUTTONVILLE CRES. E. BUTTONVILLE, 33 JOSEPH ST. MARKHAM
VILLAGE, 161 MAIN ST. UNIONVILLE, 197 MAIN ST. UNIONVILLE, 53
MAIN ST. S MARKHAM VILLAGE (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

5. TREE PERMITS
124 MAIN STREET UNIONVILLE
DELEGATED APPROVALS: TREE REMOVAL PERMITS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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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

6. DEMOLITION PERMIT APPLICATION
DP 12 123978
33 JOSEPH STREET, MARKHAM VILLAGE
PROPOSED DEMOLITION OF ONE STOREY DETACHED GARAGE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

Staff responded to questions from the Committee regarding the restoration of the house on the property and the cultural value of the garage which appears to date from 1920-30.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed demolition of the one story detached accessory building located at 33 Joseph St. in Markham Village.

CARRIED

7. SITE PLAN CONTROL APPLICATION
PRE 12 124310
5 BUTTONVILLE CRES. E
HERITAGE BUILDING RESTORATION (16.110)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the conceptual plans for the restoration and renovation of the heritage house at 5 Buttonville Crescent East, and delegates approval authority to Heritage Section staff conditional upon the design submitted for Site Plan Approval substantially matching the Pre-Consultation design and the site plan agreement containing the usual heritage conditions regarding colours, materials, etc.;

AND THAT the owner provide a Markham Remembered plaque as a condition of Site Plan Approval.

CARRIED

8. INFORMATION
135 BAY THORN DRIVE
HEINTZMAN HOUSE – INTERPRETIVE SIGN (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
-

The Committee thanked George Duncan and Councillor Valerie Burke for their work on this matter. Marion Matthias requested a colour copy of the sign.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the memo concerning the new interpretive signage for the Heintzman House as information.

CARRIED

9. OFFICIAL PLAN AMENDMENT APPLICATION
OP 07 134061, 6278 19TH AVENUE
SITE VISIT TO JOHN RAMER HOUSE AND BARN (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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Barry Martin disclosed an interest with respect to item # 9 for 6278 19th Avenue, by nature of being involved in the property prior to joining Heritage Markham, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Senior Heritage Planner gave an overview of the site visit and recommendation of the Architectural Review Sub- Committee held on July 25, 2012. The condition of both structures was illustrated in photographs.

Mr. Cosimo Casale, the applicant, was in attendance to answer any questions. He advised of discussions with staff regarding options for the buildings, suggesting the house can be restored in the context of the proposal for a cemetery (if approved by the City); however, the barn is questionable due to its current state. Mr. Casale indicated that the owners would not be investing any substantial resources into the heritage buildings on site until a decision is made on the future of the land.

The Committee discussed the extent of the deterioration as a result of neglect by the previous owners, and options for rehabilitation. Staff advised that the south side of the barn, particularly the south-west corner is in the worst condition due to weather damage.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the results of the site visit to the John Ramer House and Barn at 6278 19th Avenue and take the observations into consideration in the development of any future recommendations concerning the heritage buildings.

CARRIED

10. SITE PLAN CONTROL APPLICATION
SC 12 123396
7 WASHINGTON STREET
PROPOSED EXTERNAL ELEVATOR & VESTIBULE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner advised of the proposed installation of an elevator at 7 Washington Street. The unique design of the building requires that the elevator be added to the exterior of the building, and enclosed. The Committee discussed various options for exterior materials and maintenance issues.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed vestibule and elevator shaft at 7 Washington St. provided that the elevator and vestibule are clad in a heritage material that would be complementary to the original brick construction of the building should it ever be revealed and restored in the future, to the satisfaction of Heritage Section Staff.

CARRIED

11. SITE PLAN CONTROL APPLICATION
SC 12 116070
148 JOHN STREET, THORNHILL
PROPOSED ADDITION TO HERITAGE HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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The Senior Heritage Planner advised of the proposal for an addition to the rear of the dwelling, the requirements of the TRCA, and the recommended conditions. Staff confirmed that the new roof of the second floor addition will be the same height as the original house roof, and the existing footprint will be used. Concern was expressed that the second storey addition might impact the existing one storey structure from a Buildign Code perspective.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposal for the addition to the rear of the Chapman House at 148 John Street subject to the site plan agreement containing the usual conditions regarding colours and materials;

AND THAT the drawings be corrected to illustrate the correct pane division for both existing and proposed windows.

CARRIED

12. SITE PLAN CONTROL APPLICATION

SC 12 121700

26 COLBORNE ST. THORNHILL

PROPOSED REAR 2ND STOREY ADDITION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

Councillor Valerie Burke disclosed an interest with respect to item #12 for 26 Colborne Street, by nature of owning the subject property, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Heritage Planner gave an overview of the site plan application for a second-storey addition, reviewed the policies of the District Plan, and explained the challenges involved. The Committee noted the minimal visibility of the addition's roof and suggested that a three-foot leniency to the proposed height may be acceptable if it would permit energy efficiencies.

Mr. David Burke, applicant, and Mr. David Wylie, designer, were in attendance to answer any questions.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed general design of the second storey addition to the rear of 26 Colborne St. subject to the issue of the roof connector being examined to determine if it can be reduced and the removal of the rear rooftop deck;

THAT final approval of the site plan application be delegated to Heritage Section Staff;

AND THAT Heritage Markham recommends that the owners enter into a site plan agreement with the City containing the standard conditions regarding materials, colours, windows etc.

CARRIED

13. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
COMMITTEE OF ADJUSTMENT CONSENT APPLICATION
B/26/12 & A/137/12
17 EUCLID STREET, UNIONVILLE
PROPOSED SEVERANCE APPLICATION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
S. Corr, Committee of Adjustment
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Ted Chisholm disclosed an interest with respect to Item # 13 for 17 Euclid Street, by nature of owning the 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 gave an explanation of the proposal, and advised of a community information meeting on this application. The severance application for this property will be coming back to Heritage Markham at the September meeting.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the notice of the community information meeting regarding the proposed severance at 17 Euclid St., and the invitation to attend, as information;

AND THAT Heritage Markham receive the information/invitation regarding a site visit to the property on August 9th at 6pm for those who wish to attend.

CARRIED

14. BUILDING PERMIT APPLICATION
HP 12 123404, 3 LEAHILL DRIVE
PROPOSED NEW 1.5 STOREY SINGLE DETACHED HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner explained the proposal for a new dwelling on a recently created lot and the design deviations on the Building Permit drawings as compared to the approved site plan drawings. Staff reviewed the changes, the impacts, the staff recommendation, and proposed conditions.

The Committee discussed the OMB approval, confirming the OMB approved the severance and variances, but the City approved the final design in consultation with neighbours. Concern was expressed for the building height, drainage and tree preservation. The Committee emphasized the need to protect the trees with hoarding and noted the advantage of a dedicated Heritage Building Inspector for the City of Markham. Staff noted that the owner had requested the City to examine the existing municipal trees prior to any construction activity, as they appear to be in decline.

Morton Roseman, the owner of 11 Deanbank Drive, commented on the drainage approval process and spoke briefly on the height and other issues relating to development of the property.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to deviations from the approved site plan elevations shown in the building permit drawings for 3 Leahill Drive, provided that:

- The stone facing of the veranda skirt be revised to be a traditional wooden lattice skirt, and the side light deleted from the west facing French Door that provides access to the veranda from the south facing bay window; and,
- The trees be properly protected.

CARRIED

15. AWARDS
ONTARIO HERITAGE TRUST
2012 COMMUNITY RECOGNITION AWARDS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning introduced this item and provided background information.

HERITAGE MARKHAM RECOMMENDS:

THAT the following individuals be nominated for awards under the Ontario Heritage Trust heritage Community Recognition Program:

- Built Heritage – Barry Nelson
- Natural Heritage – Wing Morse of the Pomona Mills Park Conservationists.

CARRIED

16. REQUEST FOR FEEDBACK
HERITAGE MARKHAM MEETING DATE- SEPTEMBER (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
K. Bavington (Clerks)

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham meeting for Wednesday, September 12, 2012 be rescheduled to Monday, September 10th at 7:15pm to accommodate members of Council who are appointed to Heritage Markham and allow them to attend the Heritage Markham meeting.

CARRIED

17. INFORMATION
YONGE STEET POLE BANNERS
THORNHILL HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning;
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Councillor Valerie Burke provided clarification on the colour scheme of the banners.

On a related issue, the Committee discussed church event signs, City sign policies, and options available to enable promotion of church events.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the introduction of the banner, as proposed for Yonge Street, in the Thornhill Heritage Conservation District.

CARRIED

18. REQUEST FOR FEEDBACK
POTENTIAL FOR DEMOLITION OF A CLASS B HOUSE
275 MAIN STREET NORTH
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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Nira Murugan, potential purchaser of 275 Main Street North, was in attendance to request feedback regarding the potential demolition and replacement of the building with a new house.

The Senior Heritage Planner gave an overview of the policies for a Class B House with respect to demolition, and noted that the building appears to be in good condition and therefore staff would not support demolition. The Committee discussed potential options to renovate or enlarge the existing dwelling and recommended the applicant work on submitting plans for further comment.

HERITAGE MARKHAM RECOMMENDS:

THAT in consideration of the uncommon architectural style, and complementary scale and materials of the house at 275 Main Street North, which contributes to the streetscape of this part of the Markham Village Heritage Conservation District, and based on the policies for Class B buildings in the District Plan, Heritage Markham does not support its demolition;

AND THAT Heritage Markham would support a complementary addition to the existing house conforming to the design policies and guidelines of the District Plan, compliance with the zoning by-law, and a Site Plan Control application.

CARRIED

19. SITE PLAN CONTROL APPLICATION SC 10 121164
RENOVATIONS TO A COMMERCIAL PLAZA
SCOTIABANK, 7681 YONGE STREET
THORNHILL HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning;
G. Duncan, Project Planner
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The Senior Heritage Planner provided information regarding the proposed minor modifications to the approved elevations for 7681 Yonge Street.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the minor modifications to the approved elevations of the proposed renovations to the commercial plaza at 7681 Yonge Street.

CARRIED

20. SITE PLAN CONTROL APPLICATION SC 12 124808
PROPOSED NEW HOUSE
20 JAMES SCOTT ROAD
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning;
P. Wokral, Heritage Planner
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The Heritage Planner advised of the proposal for a new house at 20 James Scott Road, and recommended referral to the Architectural Review Subcommittee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer the site plan application for 20 James Scott Road to the Architectural Review Sub-Committee for review and comment.

CARRIED

The Heritage Markham Committee meeting adjourned at 9:45 PM.