

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

Wednesday, April 11, 2012

MINUTES

Members

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

Regrets

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 7:20 p.m. by asking for any disclosures of interest with respect to items on the agenda.

Richard Morales disclosed an interest with respect to item # 17, Grant Funding, by nature of his wife applying for a grant, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Chair acknowledged Barry Nelson and his contributions to the Committee as past Chair.

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 MARCH 14, 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 March 14, 2012 be received and adopted.

CARRIED

3. HERITAGE PERMIT APPLICATIONS
188 & 139 MAIN ST. UNIONVILLE, 6031 HWY 7. E
DELEGATED HERITAGE PERMITS FOR MARCH 2012 (16.11)
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 heritage permits approved by Heritage Section staff under the delegated approval process

CARRIED

4. BUILDING PERMIT APPLICATIONS
41 JAMES WALKER CRT, 105 MAIN ST. UNIONVILLE,
10 COLBORNE ST, 10715 KENNEDY RD, 48 MAIN ST. N MARKHAM
DELEGATED BUILDING PERMIT APPLICATIONS (16.11)
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 building permits approved by Heritage Section staff under the delegated approval process.

CARRIED

5. TREE REMOVAL APPLICATION
7739 9TH LINE
DELEGATED TREE REMOVAL CERTIFICATES (16.11)
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

6. SITE PLAN CONTROL APPLICATION
FILE NUMBER: SC 12 110625
9451 KENNEDY ROAD
PHILIP ECKARDT LOG HOUSE SITE PLAN (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is generally in agreement with the site plan layout and design for the Philip Eckardt Log House restoration, subject to the recommendations contained in the March 22, 2012 Sub-Committee notes.

CARRIED

7. SITE PLAN CONTROL APPLICATION
FILE NUMBER: SC 12 11 110591
4672 16TH AVENUE
BECKETT FARMHOUSE SITE PLAN (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is generally in agreement with the site plan layout and design for the Beckett Farmhouse restoration, subject to the recommendations contained in the March 22, 2012 Sub-Committee notes.

CARRIED

8. ZONING BY-LAW AMENDMENT APPLICATION
FILE NUMBER: ZA 12 132315
23 WATER STREET
ZONING AMENDMENT FOR TOWNHOUSES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the zoning amendment for 23 Water Street to permit the development of 8 townhouse units.

CARRIED

9. SITE PLAN CONTROL APPLICATION
48 CHURCH ST. MARKHAM VILLAGE
PROPOSED DETACHED WORKSHOP/SHED (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is generally in agreement with the site plan layout and design for the proposed accessory building at 48 Church Street, and delegates approval authority to Heritage Section staff for the anticipated Site Plan Control and Minor Variance applications based on this design.

CARRIED

10. REQUEST FOR FEEDBACK
THORNHILL HERITAGE CONSERVATION DISTRICT
HERITAGE LIGHT FIXTURES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
Councillor Burke
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the conversion of existing cobra head light fixtures in the Thornhill Heritage Conservation District to the Heritage Springdale light fixture.

CARRIED

11. 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 Newsletter, March 28, 2012
- b) Ontario Historical Society Bulletin Newsletter, Feb 2012, "A year of History" Conference, Waterloo, June 8 & 9, 2012.
- c) Heritage Canada Foundation: Communiqué April 3, 2012
- d) Heritage Magazine, 2012: Profile of Jane Nicholson, preservationist, Nova Scotia
- e) Ontario Ministry of Tourism, Culture & Sport: Notice re Land Registry Office research
- f) Community Heritage Ontario: CHO Weblog site.

CARRIED

12. REQUEST FOR FEEDBACK

31 HELEN AVENUE

STATUS OF JAMES BRANDER HOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner reviewed the history of the subject property and the request by the applicant to find an appropriate solution for the future of the building. Staff recommended approval of the eligibility of the heritage house at 31 Helen Avenue for relocation to Markham Heritage Estates. A letter of explanation was received from Al Duffy, agent for the applicant.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the James Brander House at 31 Helen Avenue (brick portion) as an eligible building for relocation to Markham Heritage Estates, due to its cultural heritage value, threatened state, and the absence of either short or long-term uses by the owner;

AND THAT the relocation of the frame rear wing of the building is supported if a future owner wishes to retain it;

AND THAT the owner undertake the necessary work to make the roof of the brick portion watertight to prevent further deterioration pending future relocation of the building;

AND THAT staff provide to the owner, a list of people waiting to obtain a heritage house, and encourage the owner to contact them.

CARRIED

13. DEMOLITION PERMIT APPLICATION
DP 12 113533
11528 9TH LINE
PROPOSED DEMOLITION OF HERITAGE HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner provided background information on the application for a demolition permit. The house is on the Heritage Register and it is in derelict condition. Staff recommend the Building Evaluation Sub-Committee review the building.

The Committee requested the building evaluation criteria and process be presented as an education session in an upcoming Heritage Markham meeting.

HERITAGE MARKHAM RECOMMENDS:

THAT the Nathan Tarr house be formally evaluated by the Building Evaluation Sub-Committee of Heritage Markham;

AND THAT the Building Evaluation Sub-Committee of Heritage Markham be delegated the authority to recommend designation of the Nathan Tarr House under Part IV of the Ontario Heritage Act , if it is evaluated as a Group 1 or 2 building;

AND THAT Heritage Markham does not support the application DP 12 113533, to demolish the Nathan Tarr House, if the Building Evaluation Sub-Committee evaluates the Nathan Tarr House as a Group 1 or 2 building;

AND THAT the owner of the Nathan Tarr House at 11528 9th Line be requested to appropriately restore the house to a habitable condition and keep it tenanted to help ensure its future preservation.

CARRIED

14. HERITAGE PERMIT APPLICATION
FILE NUMBER: HE 12 113671
14 COLBORNE STREET
REPLACEMENT OF SIDE STORM DOOR (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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The Senior Heritage Planner described the damage to the side storm door at 14 Colborne Street and the owner's request to replace the wood door with a fiberglass material.

The Committee discussed the guidelines and policies, and the difficulty of balancing consistency with flexibility. Non-wood doors are permitted by the District Plan in this situation.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the applicant's second choice of door style (#WG32) with a glazed upper panel, with a black finish, as an appropriate fibreglass replacement for the existing wood storm door.

CARRIED

15. HERITAGE PERMIT APPLICATION
FILE NUMBER: HE 12 113666
48 ALBERT ST
PROPOSED ALTERATIONS TO EXISTING DETACHED GARAGE(16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner advised that the applicant is proposing to install a metal roof in a rusty red colour, and staff are recommending an un-painted galvanized material be used, the same as is currently on the roof.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed wooden garage doors for the existing detached garage at 48 Albert St.;

AND THAT Heritage Markham has no objection to the use of an un-painted galvanized metal roof on the existing garage at 48 Albert St, but does not support the installation of a painted metal roof;

AND THAT approval of all other aspects of the heritage permit application HE 12 11366 be delegated to Heritage Section Staff for approval.

CARRIED

16. SITE PLAN CONTROL APPLICATION
14 DAVID GOHN CIRCLE
PROPOSED ADDITIONS & FRONT PORCH (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner introduced this matter, explaining the proposed addition to the rear of 14 David Gohn Circle. The report from the Architectural Review Sub-Committee held on March 22, 2012, was provided, recommending replication of the front porch feature as close to the original as possible. Alternate designs were displayed.

Ms. Arda McGarry, applicant, was in attendance, and commented on the feasibility of the replicated design and the impact of the weather at this site.

Concern was expressed for Building Code requirements. The Committee considered a recommendation is premature at this time and suggested this matter be referred to staff to allow Heritage and Building Department staff to work with the applicant on the design.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham provide the following recommendations on the preliminary submission (dated March 12, 2012) for the proposed additions to the James Thomas House at 14 David Gohn Circle:

THAT Heritage Markham is generally in agreement with the design for the proposed second storey addition to the rear of the heritage house, with the suggestion that windows be added to the side walls;

AND THAT a picket fence in the front yard, and brick chimneys at the east and west end walls of the heritage house, would enhance this significant heritage property;

AND THAT the historic front porch be reconstructed as reasonably possible based on the archival photograph, subject to further investigation by the applicant and staff on technical matters related to its structural design, and that the matter be delegated to staff;

AND THAT the anticipated Site Plan Control Application be submitted to Heritage Markham for review and comments;

CARRIED

17. GRANT FUNDING

86 MAIN ST. N MARKHAM, 155 MAIN ST UNIONVILLE,
188 MAIN ST. UNIONVILLE
2012 COMMERCIAL FAÇADE/ SIGNAGE REPLACEMENT GRANT
PROGRAM (16.11)

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

Richard Morales disclosed an interest with respect to Grant Funding, by nature of his wife applying for a grant, and did not take part in the discussion of or vote on the question of the approval of this matter.

The Heritage Planner explained the specifics of the grant requests. It was noted that most grants are applied for in the Markham and Unionville areas, and Thornhill commercial property owners need to be encouraged to apply for grants. Councillor Valerie Burke and Barry Nelson will work together on this initiative.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports a maximum grant amount of \$11,000.00 for the work already completed on the façade and wall signage at 86 Main St. N. Markham Village provided that the applicant enters into a Façade Easement agreement with the Town;

AND THAT Heritage Markham supports a 50/50 grant amount up to \$2,000 for repainting of 155 Main St. Unionville in original or historic colours, provided that the applicant enters into a Façade Easement agreement with the Town for any grant assistance greater than \$5,000.00;

AND THAT Heritage Markham supports a grant amount of \$3,926.75 plus half the cost of painting up to a total of \$11,000 for the work already completed on the facade plus one half the cost of painting, supported by two competing quotes, for 188 Main St. Unionville to help fund the replacement wooden storefront windows and entrance doors;

AND THAT Heritage Markham's support for the 2012 Commercial Façade Grant Applications is conditional on the applicants meeting the standard eligibility requirements of the program (other than as noted above);

AND THAT final approval of any Heritage Permit, Building Permit or Site Plan application required to permit the proposed work described in the 2012 Commercial Façade/Signage Grant Program Applications be delegated to Heritage Section Staff;

And that development of a program to promote commercial facade grants in Thornhill be referred to the Thornhill representatives on Heritage Markham and staff.

CARRIED

18. GRANT FUNDING

2665 BUR OAK AVE, 7070 YORK DURHAM TOWNLINE, 8 ALBERT
HUNTER PLACE, 6 DAVID GOHN CIRCLE, 309 & 370 MAIN ST. N
MARKHAM, 24 DEANBANK DR, 28 JOHN ST, 15 EUCLID ST, 128 MAIN
STREET UNIONVILLE, 5000 STEELES AVE. E
2012 DESIGNATED HERITAGE PROPERTY GRANT APPLICATIONS
(16.11)

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

The Heritage planner gave an explanation of the criteria for Grant Funding and reviewed the applications. The Committee commented on the provision of funding for lucrative commercial entities and suggested some of the funds be diverted from commercial to residential projects. Retroactive grants and basement repair grants were also questioned.

Staff was directed to request Council amend the grant criteria to include projects undertaken one year prior to the grant application.

HERITAGE MARKHAM RECOMMENDS:

THAT, noting that Council has approved \$30,000 for the Designated Heritage Property Grant Program for 2011, Heritage Markham supports the funding of the following applications subject to conditions noted on the individual summary sheets:

- 2665 Bur Oak Ave. - \$5,000.00 (re-conditioning of historic windows and production of new wooden storm windows)
- 5000 Steeles Ave. E.-\$5,000.00 (re-conditioning of the four west gothic windows)
- 7070 York Durham Townline - Amount to be Determined- Maximum \$5,000 (repairs to the cedar shingle roof, historic clapboard cladding, painting of clapboard cladding and repairs to wooden windows)
- 8 Alexander Hunter Place- \$3,390.00 (re-building of historic masonry chimneys)
- 6 David Gohn Circle - \$3,022.75 (replacement of wooden veranda substructure and decking)
- 309 Main St. N. -\$3,986.08 (re-conditioning and painting of historic windows)
- 370 Main St. N. - Amount to be Determined- Maximum \$5,000 (Production of period style picture windows and front door, repair and repainting of original wooden soffits, and re-pointing of rubble fieldstone foundation)
- 24 Deanbank Drive -\$5,000.00 (selective replacement of wooden veranda components)
- 28 John St. - Amount to be Determined- Maximum \$5,000 (re-construction of period masonry chimney(s), re-introduction of classical wooden entablature over front door)
- 15 Euclid St. - Amount to be Determined- Maximum \$5,000 (replacement of existing damaged front door and wooden soffits)
- 128 Main St. U.-\$5,000.00 (replacement of existing cedar shingle roof with new cedar shingles)
- That the approximate \$30,000 of unallocated funding from the Commercial Facade Improvement Grant Program be transferred to the Designated Heritage Property Grant Program
- That final adjustments to the eligible grant amounts be delegated to staff
- That Council be requested to amend the grant criteria to include projects undertaken one year prior to the grant application.

CARRIED

19. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
COMMITTEE OF ADJUSTMENT CONSENT APPLICATION
FILE NUMBER: A/36/12, A/35/12/, B/09/12
33 JOSEPH STREET, MARKHAM VILLAGE
PROPOSED NEW LOT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Secretary/ Treasurer
-

The Manager of Heritage Planning outlined the proposal for severance and variances at 33 Joseph Street, and identified a concern for the preservation of a mature tree on the Town boulevard.

The Committee referred the matter to the Architectural Review Sub-committee and Marion Matthias requested to be involved in the review.

HERITAGE MARKHAM RECOMMENDS:

THAT the Committee of Adjustment applications Files A/36/12, A/35/12, and B/09/12, for 33 Joseph Street be referred to the Architectural Review Subcommittee.

CARRIED

20. REQUEST FOR FEEDBACK
VICTORIA SQUARE HERITAGE CONSERVATION DISTRICT
STUDY AREA BOUNDARY (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner discussed the proposed establishment of a heritage conservation district study area in Victoria Square and reviewed the proposed boundaries based on the Consultant's recommendation. Staff discussed the process and timelines involved for this initiative.

The Committee suggested that the staff capacity to support the expanded heritage responsibilities, be reviewed.

HERITAGE MARKHAM RECOMMENDS:

THAT based on Victoria Square's significant number of heritage buildings, and the community's character as an historic crossroads hamlet in the Town of Markham, Heritage Markham supports the future establishment of a heritage conservation district study area based on the boundaries proposed by Heritage Section staff on Map 1.

AND THAT the staff capacity to support the expanded heritage responsibilities, be reviewed.

CARRIED

NEW BUSINESS

21. DISCLSURE OF INTEREST

The Committee discussed Disclosure of Interest policies and practices.

The Heritage Markham Committee meeting adjourned at 10:15 PM.