

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

Wednesday, September 14, 2011

MINUTES

Members

Councillor Valerie Burke
Susan Casella
Ted Chisholm
Councillor Don Hamilton
Deirdre Kavanagh
Richard Morales
Sylvia Morris
Barry Nelson, Chair
Ronald Waine

Regrets

Councillor Colin Campbell
Judith Dawson
Jeanne Ker-Hornell
James Makaruk, Vice Chair

Staff

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

Barry Nelson, Chair, convened the meeting at 7:20 p.m. by asking for any declarations of interest with respect to items on the agenda. No declarations were made.

1. **APPROVAL OF AGENDA (16.11)**

- A) Addendum Agenda
- B) New Business

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE AUGUST 10, 2011
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 August 10, 2011 be received and adopted.

CARRIED

3. COUNCIL ADVISORY COMMITTEE APPOINTMENTS
HERITAGE MARKHAM COMMITTEE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Committee wanted it to be noted that the successful/non-successful candidates should have been notified immediately, prior to the information being published.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information regarding the 2011 Council appointments to the Heritage Markham committee;

AND THAT departing members of the committee, Susan Casella, Sylvia Morris, Richard Morales, Jeanne Ker-Hornell, and James Makaruk be formally thanked and acknowledged for their years of service and contributions at the upcoming Heritage Markham Awards of Excellence celebration.

CARRIED

4. SITE PLAN APPROVAL APPLICATION
FILE NUMBER: SC 07 130239
18 DAVID GOHN CIRCLE
USE OF SHEET METAL ROOF FOR NEW GARAGE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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The Senior Heritage Planner introduced this matter and explained the applicant's request to use traditional sheet metal roofing for the garage, instead of the usual cedar shingles.

Ms. Karen Kessel addressed the Committee and displayed samples of the proposed material to be used. The Committee discussed the location of the garage and the proximity to adjacent houses, and cautioned about a potential problem with the glare on galvanized metal when new.

The applicant was requested to provide to staff, a profile of the material that will be used.

The Committee stated that while appropriate for outbuildings, the material would not be appropriate for the main building (dwelling).

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the substitution of traditional sheet metal roofing for the new garage at 18 David Gohn Circle provided the sample reflects traditional style and finish of sheet metal roofing used on historic farm outbuildings in Markham.

CARRIED

5. BUILDING PERMIT APPLICATIONS
DELEGATED APPROVALS
33 UNION STREET, 101 MAIN STREET N,
15 GEORGE STREET, 4672 16TH AVENUE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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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

6. HERITAGE PERMITS
DELEGATED APPROVALS
11 CHURCH STREET, 48 CHURCH STREET,
21 COLBORNE STREET (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

7. TREE REMOVAL PERMITS
DELEGATED APPROVALS
28 MARKHAM STREET, 36 ROUGE STREET,
12 ALBERT STREET (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 the tree removal permits approved by Heritage Section staff under the delegated approval process.

CARRIED

8. SITE PLAN APPROVAL APPLICATION
FILE NUMBER: SC 11 124170
14 RAMONA BLVD, MARKHAM VILLAGE
PROPOSED TWO CAR GARAGE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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RECOMMENDATION:

THAT Heritage Markham has no objection to the approval of the Site Plan Control Application for the new garage and driveway at 14 Ramona Boulevard, subject to the owner entering into a Site Plan Agreement including the standard heritage conditions regarding materials, colours, etc.

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) Architectural Conservancy of Ontario: ACORN newsletter, August 19, 2011.
- b) Toronto Architectural Conservancy: "Illustrated Talk about Glass" September 20, 2011, 7 p.m.
- c) Ontario Historical Society: "Bulletin" newsletter, Summer 2011.
- d) Heritage Canada Foundation: Notice of new location of headquarters.
- e) Heritage Canada Foundation: 2011 Top Ten Endangered Places and Worse Losses.
- f) Heritage Canada Foundation: Heritage Magazine Vol. XIV No. 3-2011.
- g) Ministry of Tourism & Culture: Heritage Places of Worship (New Publication).

CARRIED

10. BUILDING RELOCATION
11471 NINTH LINE
ELIAS HAMILTON HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner explained that the Region requires the house to be removed from the property to accommodate road widening. Staff are working with the Region to facilitate preservation and possible relocation to Heritage Estates.

The Committee discussed designating the heritage value of the interior architectural features.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends to Council that the Elias Hamilton House, 11471 Ninth Line, threatened by road widening on Ninth Line, be declared eligible for relocation to Markham Heritage Estates based on its cultural heritage value or interest, including interior architectural features;

THAT the Region of York be requested to advertise the building for relocation, and coordinate the awarding of the building to a successful bidder;

THAT the Region of York be requested to provide a grant equivalent to the estimated cost of demolition to the successful bidder toward the cost of relocation;

THAT the Region of York be responsible for site restoration work after relocation of the building, as part of the overall work program for the widening of Ninth Line;

AND THAT when the house is designated, interior features of cultural heritage value be included as attributes in the designation by-law.

CARRIED

11. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NUMBER: A/95/11
105 MAIN STREET UNIONVILLE
ADDITIONAL SPA USES REQUESTED (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
S. Corr, Committee of Adjustment

The Heritage Planner described the proposal for additional uses at 105 Main Street Unionville, and confirmed that sufficient parking is provided.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the requested variances for 105 Main St. Unionville as listed in application A/95/11.

CARRIED

12. SITE PLAN APPROVAL APPLICATION
FILE NUMBER: SC 11 125817
23 VICTORIA AVENUE, UNIONVILLE
PROPOSED ADDITION TO EXISTING
DETACHED HERITAGE HOUSE (16.11)

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

The Heritage Planner reported on the recommendations of the Architectural Review Sub-Committee. The Committee requested staff check the original exterior cladding early in the process. The roof line and height of the new addition which is higher than the original house, were also discussed, and staff will monitor these aspects.

HERITAGE MARKHAM RECOMMENDS:

THAT the cladding of the proposed addition be different from the historic cladding of the heritage portion of the house to differentiate the original portions of the house from the addition;

THAT the Committee is generally satisfied with the proposed form and massing of the proposed addition to the existing heritage house at 23 Victoria Ave, but that the designer consider an alternate method of attaching the roof of the proposed addition on the east side of the house to the existing roof to the satisfaction of Heritage Section Staff;

THAT the original size and location of the ground floor window on the rear tail of the west side of the historic house be maintained to reflect the policies regarding original window and door openings contained in the District Plan;

AND THAT final approval of the other details such as the size and style of the gable end chimneys, and material notes associated with the restoration plan be delegated to Heritage Section Staff for final approval.

CARRIED

13. PLAN OF SUBDIVISION
FILE NUMBER: SU 98 224944
6350 STEELES AVENUE EAST
THE PETER MILNE HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Kitigawa, Senior Planner
-

The Manager of Heritage Planning introduced this application for high density residential development, and displayed the subdivision plan. The Peter Milne House is located on the lands and staff are recommending that it be preserved and retained on the original site.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends the retention and preservation of the cultural heritage resource identified as the Peter Milne House on site within the proposed plan of subdivision for the East Village of the Village of Fairtrees (19TM-98019);

THAT Heritage Markham requests the Town and the applicant to examine an alternative land use designation proposed for the lands occupied by the cultural heritage resource that would be more conducive to its ongoing use and preservation;

THAT the Town's Engineering Department be requested to carefully examine the grading around the heritage house and any vegetation that is to be retained to ensure that proposed grades are sympathetic to the existing grade relationship of the house and that the house can be retained on its original foundations;

THAT the barns and outbuildings and/or their component parts be advertised for potential relocation or salvage as per heritage requirements;

AND THAT the Town's standard Heritage requirements be included in the Conditions of Draft Approval and Subdivision Agreement, including but not limited to:

- Heritage Easement Agreement with the Town as a condition of approval;
- Designation of the Peter Milne House under Part IV of the Ontario Heritage Act;
- Restoration Plan/ Site Plan Approval for the heritage house;
- Marketing Plan for the heritage house;
- Markham Remembered Interpretive Plaque outlining the history of the property;
- Heritage Letter of Credit to protect the heritage resource
- Best efforts to ensure the dwelling is continued to be occupied for as long as possible prior to any construction on the immediate property;

CARRIED

14. **DEMOLITIONS**
TRANSPORT CANADA- AIRPORT LANDS
PROPOSED DEMOLITION OF VACANT STRUCTURES
ON THE PICKERING LANDS SITE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed the difficult timing and logistics of doing site visits and evaluating the numerous properties. It was suggested that staff perform the initial evaluation with the Committee members participating in a field visit thereafter.

The Committee discussed options for relocation of the buildings versus retention on site. Staff reported that there are only 11 vacant lots remaining at Markham Heritage Estates.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on Transport Canada's intention to demolish 17 vacant structures within Markham on the federally owned Pickering Lands Site of which 11 are on the *Markham Register of Property of Cultural Heritage Value or Interest*;

THAT Heritage Markham delegates the Building Evaluation of each property to Heritage Section staff with the evaluation results to be reported back to Heritage Markham at a future meeting;

AND THAT Heritage Markham will provide further recommendations on preservation options for the identified heritage properties once the evaluations have been completed.

CARRIED

15. **ZONING AMENDMENT ZA 11 112670 (REVISED LAYOUT)**
NEW SINGLE DETACHED HOUSES, RELOCATED HERITAGE HOUSE
6750 14TH AVENUE
HERITAGE HOUSE: 7790 NINTH LINE, BOX GROVE COMMUNITY

Extracts: R. Hutcheson, Manager of Heritage Planning,
R. Cefaratti, Project Planner

The Senior Heritage Planner advised that this application had been before the Committee previously, and the Committee had requested consideration be given to providing more land for the site of the heritage building. The applicant has cooperated in this regard by proposing to relocate the heritage building to the corner lot.

The Committee expressed concern that the restoration be completed in a timely manner. Staff advised that the required Letter of Credit has been increased, and that it may be possible to tie the issuance of the last Building Permit for the non-heritage house, to the Heritage restoration requirements, in order to ensure timely completion.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is satisfied with the revised subdivision layout affecting 7790 Ninth Line, and the relocation of the heritage house to the corner lot;

THAT a site plan control application be submitted for the relocation, restoration and additions to the heritage house;

THAT designation of the heritage house under Part IV of the Ontario Heritage Act be a condition of Site Plan Approval;

AND THAT the restoration be undertaken concurrent with the general construction of the development, to ensure restoration is completed in a timely manner.

CARRIED

- 16. MINOR VARIANCE APPLICATION A/97/11**
SUBASAM RAJALINGAM
293 MAIN STREET NORTH
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning,
S. Corr, Committee of Adjustment
-

The Heritage Planner reviewed the requested Minor Variances with respect to 293 Main Street North, and the Committee expressed concern for amount and scope of the variances.

HERITAGE MARKHAM RECOMMENDS:

THAT the front yard setback of the proposed new dwelling at 293 Main St. N. be located no closer to the front yard property line than an imaginary line drawn between the south west corner of the veranda of the house located at 295 Main St. N. and the north west corner of the dwelling located at 283 Main St. N.;

AND THAT the Minor Variance application A/97/11 for 293 Main St. N. be referred to the Architectural Review Sub-Committee with the authority to approve, if appropriate, in order to provide the Sub-Committee with the benefit of further analysis of the requested variances by Staff;

AND THAT if necessary, Staff request the Committee of Adjustment to defer the application to a later meeting.

CARRIED

**17. CATHOLIC CEMETERY FENCE
36 CHARLES LANE (FORMERLY 15 CHURCH LANE)
THORNHILL HERITAGE CONSERVATION DISTRICT**

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Permit for the fence at the St. Luke's Cemetery (36 Charles Lane, Thornhill) be referred to the Architectural Review Sub-Committee for consideration.

CARRIED

18. NEW BUSINESS

- a) The Committee noted that 5 new members will be joining the Committee at the next meeting, and that every effort will be made to make them feel welcome. Staff discussed the upcoming orientation and education sessions that will be open to new and returning members. Further information will be provided.
- b) The Chair proposed a "Windows and Door Workshop" that will be made available to everyone.

HERITAGE MARKHAM RECOMMENDS:

That the Window and Door Workshop run by Barry Nelson be sanctioned by Heritage Markham and sponsored by available educational funds.

CARRIED

- c) The Chair confirmed that elections for Chair and Vice-Chair will be held for the new term of the Committee.
- d) Staff provided an update on the status of construction at 4 Station Lane, Unionville.

The Heritage Markham Committee meeting adjourned at 9:00 PM.