

**HERITAGE MARKHAM COMMITTEE MEETING
TOWN OF MARKHAM
Council Chambers, Markham Civic Centre**

Wednesday, May 11, 2011

MINUTES

Members

Councillor Valerie Burke
Susan Casella
Deirdre Kavanagh
Jeanne Ker-Hornell
James Makaruk, Vice Chair
Richard Morales
Sylvia Morris
Barry Nelson, Chair
Ronald Waine

Regrets

Councillor Colin Campbell
Ted Chisholm
Judith Dawson
Councillor Don Hamilton

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, Senior 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. None were declared.

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 APRIL 13, 2011
HERITAGE MARKHAM COMMITTEE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of the Heritage Markham meeting held on April 13, 2011 be received and adopted.

CARRIED

3. POLICY
DEVELOPMENT OF HERITAGE POLICIES
FOR THE NEW OFFICIAL PLAN (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
T. Lambe, Manager, Policy & Research

Mr. Tim Lambe, Manager, Policy & Research made a presentation regarding the Town's Official Plan review. He explained the legislated rationale and policy directions of Markham's Council. Growth alternatives, intensification, strategic objectives, protection of natural environment and agricultural land, economic competitiveness, and transit issues were discussed in relation to building sustainable communities. The project timelines were reviewed, and the Committee was urged to submit any comments to staff.

The Committee had several comments:

- Encourage promotion of Canadian businesses in the materials and brochures
- Expand the use of the word "heritage" in the strategic objectives

With respect to the draft Cultural Heritage Policies which had been prepared by Heritage staff, the Committee offered the following comments:

- The requirement for an assessment by a "qualified heritage professional" (Sec. 4.5.3.c) should be amended to "preferably but not limited to..." to allow the opinions of an experienced non-expert.
- The treatment of infill or demolished building within a heritage conservation district was discussed (Sec. 4.5.3.4). It was cautioned that this should address the issue of compatibility with adjacent "heritage" buildings as opposed to compatibility with newer construction.
- Changes to Heritage cemeteries (public and private) should require a Heritage Permit.
- Ensure compatibility with existing heritage assets.
- Encourage relocation of threatened heritage buildings into heritage districts or hamlets.
- Encourage the establishment of a second Heritage Estates subdivision.

Staff will review the comments from the Committee with Mr. Lambe.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham generally supports the proposed cultural heritage policies subject to comments discussed.

CARRIED

4. REQUEST FOR FEEDBACK
12 EUCLID STREET, UNIONVILLE
PROPOSED NEW HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Senior Heritage Planner explained the proposal to replace the existing dwelling with a new house. The Committee had reviewed the proposal at the previous meeting and the applicant has worked with staff to consider other options.

The Couperthwaites, owners, were in attendance. Mr. Nigel Scott, Architect for the applicants, presented different design options in an effort to satisfy both the applicant and the Committee. The architect showed a photo of a house that they wish to model their new homes upon, with a small front porch and gable-roofed dormers. The Committee discussed the variations of the roof line and supported the roof line preferred by the applicant.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham refer the design of the proposed new dwelling at 12 Euclid Street to the Architectural Review Sub-Committee for further review of materials and other design aspects, and that approval authority be delegated to the Sub-Committee.

CARRIED

5. HERITAGE PERMIT APPLICATIONS
DELEGATED APPROVALS:
HERITAGE PERMIT APPLICATIONS (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
DELEGATED APPROVALS: BUILDING PERMITS (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

7. TREE REMOVAL PERMITS
DELEGATED TREE REMOVAL PERMITS (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. INFORMATION
HERITAGE CONSERVATION ARTICLES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Conservation media information be received.

CARRIED

9. SITE PLAN APPROVAL APPLICATION
BUILDING PERMIT APPLICATION AND
DEMOLITION APPLICATION
94 JOHN STREET, THORNHILL
BARN RECONSTRUCTION, DEMOLITION OF GARAGE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Site Plan Control and Building Permit applications for the relocation and reconstruction of the urban barn at 94 John Street, subject to the use of sound original components of the building to the highest extent possible, and in consultation with Heritage Section staff;

AND THAT Heritage Markham has no objection to the demolition of the mid-20th century garage at 94 John Street.

CARRIED

10. INFORMATION
COMMUNITY HERITAGE ONTARIO
NOTICE OF ANNUAL GENERAL MEETING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the notice of the Community Heritage Ontario Annual General Meeting be received as information.

CARRIED

11. 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, April 19, 2011.
- b) Toronto Historical Association – May 2011 Newsletter
- c) Heritage Canada Foundation: Communiqué- Top 10 Endangered Places Nominations.

CARRIED

12. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATIONS
COMMITTEE OF ADJUSTMENT CONSENT APPLICATIONS
15 AND 17 ROUGE STREET, MARKHAM VILLAGE
VARIANCES FOR NEW DWELLINGS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Secretary-Treasurer, Committee of Adjustment
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The Senior Planner introduced this item, advising that a condition of severance approval is to apply for site plan approval. The Committee considered the height of the building and agreed that it was desirable for its contribution to the design.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to Consent Application B/16/10 and Minor Variance Applications A/66/10 and A/69/10.

CARRIED

13. REQUEST FOR FEEDBACK
10 ROUGE STREET, MARKHAM VILLAGE
PROPOSED NEW HOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner advised that this proposal is for a new house and detached garage to replace the existing bungalow.

Russ Gregory, representing the applicant, gave a brief presentation and advised that due to the angle of the front lot line, the orientation is slightly turned; however, no variances are required, including height.

The Committee generally supported the design, and requested to see the completed drawings and a streetscape drawing at this Committee or the Architectural Review Sub-Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham generally supports the conceptual design for the proposed new house at 10 Rouge Street, and refers the proposal to the Architectural Sub-Committee for review and comments.

CARRIED

14. HERITAGE PLAQUES
REQUEST FOR PLAQUE: DICKSON'S HILL CEMETERY (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner advised that a number of Heritage Plaques have been requested, including one to commemorate the 200th anniversary of the Dickson Hill Cemetery.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the allocation of funds in the 2012 Heritage Markham budget to produce a Markham Remembered plaque for the Dickson Hill Cemetery.

CARRIED

15. REQUEST FOR FEEDBACK
21 MAPLE LANE, UNIONVILLE
DESIGN OF PROPOSED NEW HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Manager of Heritage Planning advised that the applicant has revised the design to the satisfaction of staff. An updated recommendation was presented in Item # 21. Staff was directed to look carefully at materials and provide an update at the Architectural Review Sub-Committee meeting.

HERITAGE MARKHAM RECOMMENDS:

THAT the owners of 21 Maple Lane revise the proposed design for a the new house at 21 Maple Lane to reflect the typical 1 ½ storey gothic revival house with a central gable, in an effort to comply with the guidelines for infill housing contained in the Unionville Heritage Conservation District Plan, and that the revised design include architectural details consistent with the style including, two over two windows, and a separate front veranda with a bell cast or shed roof supported on slender turned or square porch posts;

AND THAT Heritage Markham prefers that the new house be clad in frame (i.e. Pre-finished siding) rather than brick, and that, the rear yard garage is to be connected to the main house by a breezeway rather than being fully enclosed.

CARRIED

16. REQUEST FOR FEEDBACK
7 WASHINGTON STREET, MARKHAM VILLAGE
EXTERIOR IMPACT OF PROPOSED ELEVATOR OR LIFT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Senior Heritage Planner advised that the building was originally a church, and has been converted to a Veteran's Hall. Accessibility has become an issue and they would like to install an elevator on the exterior, at the rear of the building.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham prefers any elevator or lift at the MDVA building at 7 Washington St. to be internal, but has no objection to the proposed location of the exterior elevator at the south east corner of the building, in principle, provided the elevator or lift enclosure is designed to be in accordance with the policies and guidelines of the Markham Village Heritage Conservation District Plan;

AND THAT the design details be delegated to the Architectural Review Sub-Committee with authority to provide comments on behalf of Heritage Markham.

CARRIED

17. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NO. A/35/11
93 JOHN STREET, THORNHILL
PROPOSED INCREASED TO MAXIMUM
GROSS FLOOR AREA (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
S. Corr, Committee of Adjustment
-

The Manager of Heritage Planning explained the variance request for this property. This property is also the subject of a revision to Site Plan approved drawings, item # 22 on the agenda.

Mr. Mozaffari, the applicant, and David Eckler of Area Architects, advised that a Minor Variance Application has been filed. During construction, the owner added additional floor space by filling an indentation or notch in the rear wall resulting in a Stop Work Order and the need to seek relief. A previous variance had increased the Maximum Floor Area from 33 to 36 %. The current request for 40% has been amended by removing additional floor area from the first and second floors, reducing the variance to 37.7%. The area involved is within a former rear courtyard.

The Committee had been concerned about the precedent for the floor area, but was satisfied with the revisions and the efforts of the applicant.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does support the variance to the By-law requested by the applicant to permit a Maximum Floor Area of 4,064 ft² (37.7%).

CARRIED

18. AWARDS
ONTARIO HERITAGE TRUST- RECOGNITION PROGRAM
A) HERITAGE COMMUNITY RECOGNITION PROGRAM
B) YOUNG HERITAGE LEADERS PROGRAM
C) COMMUNITY LEADERSHIP PROGRAM (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the following individuals be nominated for the Ontario Heritage Trust Heritage Community Recognition Program and the Young Heritage Leaders Program:

Cultural Heritage- Peter Ross
Natural Heritage- Tupper Wheatley

CARRIED

19. REQUEST FOR FEEDBACK

198 ANGUS GLEN BLVD; 4073 MAJOR MACKENZIE DRIVE
PROPOSED RELOCATION OF HERITAGE HOUSES (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
T. Kanji, Senior Project Coordinator Policy & Growth
Management

The Senior Heritage Planner explained the inadvertent circumstances surrounding the grading issue on this property, requiring the relocation of the Casely House. The Stiver Tenant Cottage is proposed to be relocated to the same large lot as the Stiver Farmhouse, located within the same subdivision.

Michael Montgomery, representing Angus Glen, gave a brief review of the request. The Committee recommended the new lot be as large as possible.

HERITAGE MARKHAM RECOMMENDS:

THAT due to the exceptional circumstances resulting from the grading of Angus Glen Boulevard, Heritage Markham has no objection to the proposed relocation of the Casely House to the lot at the corner of Angus Glen Boulevard and Major Mackenzie Drive;

THAT Heritage Markham recommends that the Stiver Tenant Cottage be relocated to the same lot as the designated Stiver Farmhouse;

THAT both properties be designated under Part IV of the Ontario Heritage Act on their new sites;

AND THAT Site Plan Control applications providing restoration plans and plans for appropriately designed additions be submitted for Heritage Markham's review.

CARRIED

20. INFORMATION

COMMUNITY HERITAGE ONTARIO
ONTARIO HERITAGE CONFERENCE
JUNE 3-5, 2011 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Susan Casella chaired this item. Barry Nelson indicated he would be attending the conference.

HERITAGE MARKHAM RECOMMENDS:

THAT the memo regarding the Community Heritage Ontario Conference be received as information;

AND THAT the mileage expenses for Barry Nelson to attend the CHO Ontario Heritage Conference be covered by the Committee's budget.

CARRIED

21. REQUEST FOR FEEDBACK
PROPOSED NEW HOUSE AND DETACHED GARAGE
21 MAPLE LANE
UNIONVILLE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning
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This matter had been discussed under agenda item # 15.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the proposed design of the new dwelling for 21 Maple Lane, Unionville submitted for feedback purposes at the May 11, 2011 meeting;

THAT if the site plan control application drawings reflect the above design and there are no significant deviations from the propose design after the application is circulated to internal departments and the TRCA, that Heritage Markham delegates its review authority to Heritage Section staff;

AND THAT the applicant enter into a Site Plan Agreement with the Town containing the usual heritage provisions regarding windows, materials, colours, etc.

CARRIED

22. REQUEST FOR FEEDBACK
SITE PLAN CONTROL APPLICATION
DEVIATIONS FROM APPROVED DESIGN
93 JOHN STREET
THORNHILL HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

This property is also subject to a Minor Variance Application, item # 17 on the agenda. Mr. Mozaffari, the applicant, and David Eckler of Area Architects were in attendance. A letter was provided outlining the proposed amendments to the approved plan, and Mr. Eckler explained the proposal, with respect to windows, landscaping, elevations, materials, and other details that would bring the house as close as possible to the approved plans.

The Committee discussed many aspects of the original and revised design. It was noted that all modifications must be indicated on the drawings to ensure they are all captured in the approval. It was agreed that the modifications be reviewed at the Architectural Review Sub-Committee, prior to the revisions to the original Site Plan approval being considered by the Development Services Committee. Mr. Eckler will provide a list of modifications.

HERITAGE MARKHAM RECOMMENDS:

THAT the site plan for 93 John Street be referred to the Architectural Review Sub-Committee at the earliest date possible, with delegated approval authority.

CARRIED

23. SITE PLAN CONTROL APPLICATION SC 11 115689
JOHN MAPES HOUSE COMMERCIAL CONVERSION
MOHAN SUBRAMANIAM
6888 14TH AVENUE
BOX GROVE COMMUNITY

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

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Site Plan Control Application for 6888 14th Avenue.

CARRIED

24. BUILDING PERMIT APPLICATION 11 116958 HP
GARDEN PAVILION AND STORAGE SHED
163 JOHN STREET
THORNHILL HERITAGE CONSERVATION DISTRICT

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed garden pavilion and storage shed provided that the owner applies for and obtains Site Plan Approval;

AND THAT approval of the future Site Plan Control Application be delegated to staff provided the designs are in accordance with the drawings submitted for building permit.

CARRIED

25. DELEGATED APPROVALS: TREE REMOVAL PERMITS
ADDRESSES AS PER MEMORANDUM

Extracts: R. Hutcheson, Manager of Heritage Planning

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

26. REQUEST FOR FEEDBACK
NICHOLS FARMHOUSE ADDITIONS
18 CECIL NICHOLS AVENUE
VICTORIA SQUARE COMMUNITY
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
-

The Senior Heritage Planner advised that the proposal is to add a solarium and an attached garage with additional second storey living space above. It was suggested that a frame garage may be more appropriate; however, the owner has indicated that he is confident he can match up the brick.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed additions to the Nichols Farmhouse subject to the owner applying for and obtaining Site Plan Approval;

AND THAT approval of the future Site Plan Control Application be delegated to staff provided the designs are generally in accordance with the drawings submitted for feedback.

CARRIED

27. REQUEST FOR FEEDBACK
LANGER RESIDENCE PROPOSED DECK AND BASEMENT
14 STATION LANE
UNIONVILLE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning
p. Wokral, Project Planner
-

The Senior Heritage Planner explained the proposal for a deck and basement at 14 Station Lane. Tree preservation and grading will be reviewed during the site plan process.

Russ Gregory, representing the applicant, was in attendance to provide details of the proposal and answer questions.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed deck and basement provided that no nearby trees are impacted and that the owner apply for and obtain TRCA and Site Plan Approval;

AND THAT approval of the future Site Plan Control Application be delegated to staff provided the designs are in accordance with the drawings submitted for feedback.

CARRIED

28. NEW BUSINESS

- a) Susan Casella provided Doors Open Stouffville brochures.
- b) Councillor Valerie Burke noted the benefits of holding an annual Committee evaluation and the Committee supported holding a session when the new members have been confirmed and can participate.

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham Committee hold an evaluation session when the new Committee members are appointed.

CARRIED

- c) Ron Waine conveyed concerns from residents in Heritage Estates regarding the exterior completion requirements for the restoration of relocated dwellings. Although the exterior must be completed within one year, they often take several years. It was suggested that the Architectural Review Sub-Committee visit the subdivision for a tour and consider recommending an official protocol to enforce and/or penalize offenders. The Ward Councillor should also be invited.

HERITAGE MARKHAM RECOMMENDS:

THAT the Architectural Review Sub-Committee visit Markham Heritage Estates in June, to view unfinished exterior work;

AND THAT the Sub-Committee consider recommending an official protocol or means to enforce and/or penalize those who fail to complete exterior work.

CARRIED

- d) The Committee noted that the update of the Heritage Estates windows policy is overdue.
- e) Barry Nelson requested support for the Ride for Heart event.
- f) The Committee expressed concern for the length of time it is taking to appoint the new Heritage Markham members, and requested an update.

The Heritage Markham Committee meeting adjourned at 11:10 PM.