

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

Wednesday, March 9, 2011

MINUTES

Members

Councillor Valerie Burke
Susan Casella
Ted Chisholm
Judith Dawson
Deirdre Kavanagh
Jeanne Ker-Hornell
Richard Morales
Sylvia Morris
Barry Nelson, Chair
Ronald Waine

Regrets

James Makaruk, Vice Chair
Councillor Carolina Moretti

Staff

Regan Hutcheson, Manager, 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. 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 FEBRUARY 9, 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 February 9, 2011 be received and adopted.

CARRIED

3. MARKHAM BOARDS AND COMMITTEE
VOLUNTEERS NEEDED (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the update from the Clerk regarding volunteering for Markham Boards and Committees, be received as information.

CARRIED

4. MUNICIPAL HERITAGE COMMITTEES
ORIENTATION WORKSHOP 2011 (16.11)
COMMUNITY HERITAGE ONTARIO
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Chair advised that this Regional Workshop will be held at the Markham Museum. Several members indicated an interest and the Committee encouraged everyone to attend, if possible. It was suggested that Council members be advised of the workshop and encouraged to attend, as well.

The Committee will cover registration costs, if requested. Staff will look into the availability of hearing assistance devices.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham members consider attending one of the workshop sessions with registration fees covered through the Heritage Markham budget.

CARRIED

5. REQUEST FOR FEEDBACK
12 EUCLID STREET
PRELIMINARY DESIGN FOR A PROPOSED NEW DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Project Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham provide the following preliminary recommendations with respect to the proposed new house at 12 Euclid Street:

- That the architectural design of the proposed house be revised to reflect one of the historic architectural styles or architecture found on Euclid St;
- That the proposed pergola be replaced with a traditional veranda with a solid roof;
- That the proposed brick cladding be revised to an appropriate historic wooden siding;
- That the garage be revised from a 3-bay garage to a 2-bay garage or the most northerly garage bay be setback from the front of the other two garage bays if the garage remains a 3-bay garage;
- And that Heritage Markham has no objection to the setback of the proposed house from Euclid Street.

CARRIED

6. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
A/11/11
127 MAIN STREET UNIONVILLE
MINOR VARIANCE APPLICATION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Corr, Secretary-Treasurer, Committee of Adjustment
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the application.

CARRIED

7. HERITAGE PERMIT APPLICATIONS
DELEGATED APPROVALS: HERITAGE PERMITS
APPROVED BY STAFF (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

8. BUILDING PERMIT APPLICATIONS
DELEGATED APPROVALS:
BUILDING/DEMOLITION 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 permits approved by Heritage Section staff under the delegated approval process

CARRIED

9. TREE REMOVAL PERMITS
75 MAIN STREET NORTH
DELEGATED TREE REMOVAL APPLICATION, MARCH 2011
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

10. 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) Aryeh Construction Ltd.- securing of Heritage House at 8303 Warden Ave.
- b) Architectural Conservancy of Ontario: ACORN Newsletter, February 15, 2011 Edition
- c) Architectural Conservancy of Ontario: ACORN Newsletter, February 22, 2011 Edition
- d) Architectural Conservancy of Ontario: ACORN Newsletter, March 1, 2011 Edition
- e) Ontario Heritage Trust: Heritage Matters, January 2011 Edition. For complete copy, ask staff.
- f) The Brampton Heritage Times, Winter 2011. For Complete copy, ask staff.

CARRIED

11. REQUEST FOR FEEDBACK
6827 14TH AVENUE
REQUEST TO REMOVE A PROPERTY FROM
THE REGISTER (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner spoke to this matter and advised that a site visit two years ago had revealed very little heritage value; however the property should remain on the *Register of Property of Cultural Heritage Value or Interest*.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham would not oppose a future application to demolish the house at 6827 Fourteenth Avenue as it has been determined that it is not of sufficient cultural heritage value or interest to warrant preservation.

CARRIED

12. POLICY REVIEW
MARKHAM HERITAGE ESTATES WINDOW POLICY (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner reviewed the concerns of the neighbourhood with respect to the Markham Heritage Estates window policy. A site visit with interested parties will be arranged within the next month, at approximately 5:00 p.m. on a weekday. Staff will provide three potential dates and try to get a consensus from the parties on a final date.

The Committee suggested that some contractors be invited to join the meeting to offer their expertise. The Committee agreed to meet following the site visit to discuss this matter in detail.

It was noted that it is important for Council to be aware of the criteria and principals guiding Heritage Markham decisions, and it was recommended that a presentation be given to Council in this regard. Staff will prepare a draft presentation for Heritage Markham in April, prior to being presented to Development Services Committee in May.

HERITAGE MARKHAM RECOMMENDS:

THAT staff arrange a site visit of the Architectural Review Sub-Committee to meet with interested residents of Markham Heritage Estates to examine windows, within the next month, at approximately 5:00 p.m. on a weekday;

THAT the committee members will meet following the site visit;

AND THAT staff be requested to contact the Stephen Kotyck and the Ward Councillor, other residents of Markham Heritage Estates, and appropriate contractors, to advise them of the upcoming meeting and obtain agreement on the most convenient meeting date.

CARRIED

13. REQUEST FOR FEEDBACK
15 AND 17 ROUGE STREET
PROPOSED NEW HOMES (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner introduced this matter, and explained the preliminary drawings for the new dwellings at 15 and 17 Rouge Street. This preliminary proposal had been before the Committee previously and had been referred to the Architectural Review Sub-Committee. The Sub-Committee recommendations dated February 23, 2011, and the potential requested Minor Variances were reviewed.

Russ Gregory, representing the applicant, was in attendance, and advised that the applicant will be consulting with the neighbours on the proposal. Revised elevations were shown to the Committee, and the applicant indicated the sideyards had been increased by approximately one foot.

Discussions included the building height and size, grading, different treatments for each house (wood vs. brick), and recessing one garage to differentiate the two buildings. It was recommended that in future, the Sub-Committee recommendation points be clarified and confirmed at the end of the discussion, to avoid misunderstandings.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham provide the following comments and suggestions to the applicant with respect to the proposed new houses at 15 and 17 Rouge Street:

- Each house should have a different architectural treatment and be clad in different materials to maintain variety on the street. It was recommended that wood or a wood-like product such as Maibec or Hardiboard be used on one of the houses.
- An Edwardian-inspired design, or perhaps a design similar to the owner's new house at 22 James Scott Road were suggested.
- Concerns were expressed about the number and magnitude of the variances (particularly the side yard setback), these designs would require. Staff noted that the purpose of the Infill By-law was to moderate the sizes of new houses to be more in keeping with the existing character of the area.
- Although a detached garage in the rear yard is preferred, if an attached garage is used, it should be recessed further from the front wall (the wall where the front entrance is located, not the front wall of the projection containing the room labelled as "study."

- The use of a tandem garage design on one or both of the houses was a suggestion to reduce or eliminate the need for sideyard variances.
- Staff also indicated that the new dwellings needed appropriate sideyards to prevent a solid wall of building mass on the street.
- Increasing the width of porches across the façade was suggested as a means of creating a more traditional design.
- Reducing the ground floor height above grade at the street front, and lowering the overall height of the houses was a key recommendation.

CARRIED

14. REQUEST FOR FEEDBACK

116 MAIN STREET

REVISED SITE PLAN FOR GARAGE AND DRIVEWAY (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Planner
B. Wiles, Manager, By-Law Enforcement & Licensing
J. Parsons, Court Administration Coordinator

The Senior Heritage Planner provided the background on this property and advised that the owner is trying to remedy Ontario Heritage Act and TRCA violations. Preliminary drawings were presented for the revised site plan involving the garage and driveway.

Russ Gregory, representing the applicant, explained the revised proposal and advised that an arborists report will be prepared. The Committee discussed the grassed and paved areas and recommended a reduced paved area and the use of permeable materials. Mr. Gregory drafted a revised area and he agreed to speak to the owner about using permeable materials. Staff clarified the permitted parking area is in the driveway and at the garage, not in the front yard; and that a back-out area is not unusual. The revised plans, as further amended at the Heritage Markham meeting, were considered an acceptable compromise by the Committee, if the owner agrees with the changes.

It was noted that By-law Enforcement staff would monitor the situation to ensure the parking area does not expand. Staff advised that there is a landscaped buffer adjacent to the property line to the south.

Harry Eaglesham, 114 Main Street, and David Nesbitt, 17 Union Street, adjacent neighbours, were in attendance. They expressed appreciation that the proposal is an improvement over the existing situation; however, they considered that there is still too much paving. They also expressed concern for the business use that may be operating, and that the parking area would expand. Two areas on the property - at the south side centre, and north-west corner - require privacy landscaping to protect adjacent properties. It was noted that the applicant has demolished a side porch and that repair work needs to be completed in that regard, and that the address sign has been changed to an illuminated style.

The Committee discussed the comments from the residents and made several suggestions. Staff confirmed that a future site plan application will be presented to Heritage Markham for review. Staff will be conducting a site visit as part of the review process.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the design and placement of the proposed two-car garage;

THAT the reduction in hard surfacing is an improvement to previous submissions but the driveway and parking pad are to comply with applicable Town by-laws and need further reduction;

THAT when a formal Site Plan Control application is made, the materials of the landscaped areas be indicated on the plans;

AND THAT the Site Plan Control application address the missing porch and brick repairs and buffer plantings to protect neighbor properties, and that there be a further reduction in the size of the parking hammerhead.

CARRIED

15. DEMOLITION PERMITS

9084 AND 9100 WOODBINE AVENUE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
L. Sperrino, Applications Administrator

Staff provided a Memorandum dated March 9, 2011, and advised that these properties are not considered to be of cultural heritage significance.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the residential dwellings at 9100 and 9804 Woodbine Avenue;

AND THAT Heritage Markham supports an amendment to the Council policy on demolition of heritage properties that would result in Council not having to review and approve demolition permits for non-designated properties listed on the Markham Register of Property of Cultural Heritage Value or Interest that have been reviewed by Heritage Markham and Heritage Section staff, and have been determined not to be of cultural heritage significance to warrant protection.

CARRIED

NEW BUSINESS

16. COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM 2011
REVIEW OF APPLICATIONS (16.11)

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

Staff requested that the Architectural Review Sub-Committee convene in the near future to review facade grant applications, and requested the Sub-Committee be authorized to review the applications on behalf of Heritage Markham.

HERITAGE MARKHAM RECOMMENDS:

That the Architectural Review Sub-Committee be authorized to review and provide comment on the applications for the 2011 Commercial Façade Improvement Grant on behalf of the Heritage Markham Committee.

CARRIED

The Heritage Markham Committee meeting adjourned at 9:10 PM.