

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

Wednesday, December 8, 2010

MINUTES

Members

Councillor Valerie Burke
Susan Casella
Ted Chisholm
Judith Dawson
Jeanne Ker-Hornell
James Makaruk, Vice Chair
Richard Morales
Sylvia Morris
Ronald Waine

Regrets

Deirdre Kavanagh
Councillor Carolina Moretti
Barry Nelson, Chair

Staff

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

James Makaruk, Vice Chair, convened the meeting at 7:25 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 – business arising from the minutes

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF THE NOVEMBER 10, 2010
HERITAGE MARKHAM COMMITTEE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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A matter relating to Item # 20, the Site Plan application for an expanded driveway and patio at 116 Main Street Unionville, was brought forward under New Business.

HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of the Heritage Markham meeting held on November 10, 2010 be received and adopted.

CARRIED

3. BUILDING PERMIT APPLICATIONS
DELEGATED APPROVAL- 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 permits approved by Heritage Section staff under the delegated approval process.

CARRIED

4. DESIGNATION
10 HERITAGE CORNERS LANE
JOSHUA MILLER HOUSE
DESIGNATION UNDER PART IV OF THE
ONTARIO HERITAGE ACT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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RECOMMENDATION:

THAT Heritage Markham recommends to Council that the Joshua Miller House at 10 Heritage Corners Lane be designated under Part IV of the Ontario Heritage Act as a property of cultural heritage value or interest.

CARRIED

5. SITE PLAN APPROVAL APPLICATION A/126/10 (SC 10 129 771)
COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
64 CHURCH STREET
FRONT VERANDA AND OTHER MINOR ADDITIONS
TO A HERITAGE HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Cefaratti, Secretary- Treasurer, Committee of Adjustment
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to Minor Variance Application A/126/10;

THAT Heritage Markham supports the proposed additions and alterations to the heritage house at 64 Church Street as shown on the revised drawings submitted on November 24, 2010;

AND THAT the Site Plan Agreement contain the usual heritage conditions regarding materials, colours, etc.

CARRIED

6. SITE PLAN APPROVAL APPLICATION
SC 10 111677
20 PETER STREET, MARKHAM
EXTERIOR SIDING ISSUES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Committee commended staff for all the behind-the-scenes work on this item.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on the outcome of the siding issue at 20 Peter Street as information.

CARRIED

7. WORKSHOPS
ONTARIO HERITAGE CONFERENCE-
JUNE 3-5, 2011- COBOURG (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

8. SITE PLAN APPROVAL APPLICATION
SC 10 125395
18 DEANBANK DRIVE
PROPOSED REMODELLING OF EXISTING DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Committee had before it the recommendation from the Architectural Review Sub-Committee held on December 1, 2010. The Committee questioned the height of the floor in relation to the grading and requested clarification of the drawings. Staff advised that grading will be adjusted to provide for positive drainage, which will require the floor height to go up.

The Committee directed staff to bring this issue to the attention of Building Inspection staff to ensure it is built in accordance to the approved drawings, and to investigate ways to ensure Heritage requirements are complied with for all building permits in the future.

HERITAGE MARKHAM RECOMMENDS:

THAT the height of the proposed house be no more than 30'-6" from the elevation of the of the crown of the road of Deanbank Drive, and no more than 29'-10" from the elevation of the proposed final grading of the property;

THAT the design of the south elevation be simplified by:

- Deleting the narrow set of windows that flank the central windows of the second storey;
- Deleting the small classical gable on the garage;
- Revising the fanlight window in the central gable to an elliptical shape from a half round shape;
- Limiting the primary materials of the façade to brick and stone;

THAT the neck of the proposed driveway onto Deanbank Drive be narrowed to the minimum functional width to reduce the overall amount of hard surfacing;

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

AND THAT final approval of the design be delegated to Heritage Section Staff provided there are no significant deviations from the proposed design and the recommendations made the by the Sub-Committee.

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) Toronto Architectural Conservancy: Membership renewal.
- b) Toronto Historical Association: December Newsletter.
- c) Architectural Conservancy of Ontario: Comments and Two Articles: Does a reverence for the old stymie the new? and The hounds of heritage.

CARRIED

10. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
A/129/10
61 NELSON STREET
MINOR VARIANCE TO ALLOW BASEMENT WALK-UP(16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Cefaratti, Secretary- Treasurer, Committee of Adjustment
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support Minor Variance A/129/10 for 61 Nelson Street.

CARRIED

11. AWARDS
VOLUNTEER SERVICE AWARDS-
MINISTRY OF CITIZENSHIP AND IMMIGRATION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham nominate Judith Dawson for a Volunteer Service Award for her service to Heritage Markham from 2006-2010 (5 years).

CARRIED

12. ZONING BY-LAW AMENDMENT APPLICATION
PLAN OF SUBDIVISION
SU 10 118874 , ZA 10 118878
9451 KENNEDY ROAD , 4672 16TH AVENUE
UPPER UNIONVILLE/BECKETT FARM(16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Sellars, Senior Planner
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The Manager of Heritage Planning provided an update on the Beckett Farm development, advising that the developer is generally receptive to Heritage requirements, and that an Archaeological Assessment would be required if it has not already been undertaken.

The Committee questioned the ownership of the barns. Staff understands that the barns that are in good condition may be dismantled, moved and preserved. It was noted that the Unionville Village Conservancy is requesting that if a barn is not preserved by the Beckett family, that it be made available for the reconstruction of the Stiver Mill sheds.

The Committee recommended that the streets be named after the Berczy settlers, and the trees be named for the settlers and plaqued for public information. This suggestion will be made to Council at the Public Meeting on December 13, 2010.

It was also suggested that the old Beckett House and the old log house be incorporated into a public park and museum. Discussions included ownership and protection of the building.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has the following further comments on the Draft Plan and Zoning Amendment for the Upper Unionville/Beckett Farm subdivision:

- THAT Council request the applicant to use street names that are based on the local history of the property (Berczy Settlers).

CARRIED

13. SITE PLAN APPROVAL APPLICATION
SC 10 129539
17 COLBORNE STREET, THORNHILL
PROPOSED NEW ADDITION, GARAGE, SHED
MODIFICATIONS TO EXISTING HOUSE AND FOUNDATION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Committee had before it the notes and recommendation from the Architectural Review Sub-Committee held on December 1, 2010. The Manager of Heritage Planning reviewed the recommendations and advised that the applicants have indicated they are in agreement with the recommendations.

The Committee discussed the importance of having single garage doors, not a double door, and that the owner be strongly encouraged to use wood siding rather than aluminum siding due to the heritage significance of Colbourne Street as the core of the Thornhill Heritage District. Staff confirmed the owners will be required to plant 2 replacement trees, and the Committee specified that they be indigenous trees.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed addition, garage, detached shed, modifications to the existing dwelling and new foundation at 17 Colborne Street, Thornhill subject to the identified modifications to the drawings as discussed at the Architectural Review Sub-Committee held on December 1, 2010 which relate to the following issues:

- Garage door treatment and decorative feature
- Removal of roof feature over the existing door
- Revised porches and railing treatment
- Revised side light treatment (new door)
- Revised basement window placement and treatment (front elevation)
- Revised window treatment for the addition on areas that may be visible from the streetscape
- Revised window treatment on east elevation of existing dwelling;

THAT the applicant be strongly encouraged to use wood siding rather than aluminum siding due to the heritage significance of Colbourne Street as the core of the Thornhill Heritage District;

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

AND THAT final approval of the drawings to be delegated to Heritage Section Staff provided that there are no significant deviations from the proposed design and recommendations made by the Architectural Review Sub-Committee.

CARRIED

14. RETIREMENT OF JOE VIRGILIO (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT former Regional Councillor Joe Virgilio be acknowledged and thanked for his 10 years of active service and contribution to the Heritage Markham Committee as a Council representative and his ongoing overall support and commitment to the heritage program of the Town of Markham;

AND THAT Heritage Markham wishes Joe Virgilio all the best in his retirement from municipal politics.

CARRIED

15. REQUEST FOR FEEDBACK
CHANGES TO RAMP LOCATION AND DESIGN
RAMER-ROBB HOUSE
70 KARACHI DRIVE
Extracts: R. Hutcheson, Manager of Heritage Planning
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Scott Rushlow, applicant, explained the difficulty of complying with the approved location of the ramp and the potential to impede pedestrian traffic, and requested an alternate location be approved.

The Senior Heritage Planner reviewed the approved drawings for 70 Karachi Drive and the original and revised drawings regarding the ramp. The revised materials would be of a modern metal style partially concealed by planters, and the revised location would impede the view of the most significant side of the house. Urban Design staff have provided an alternate design for consideration. Mr. Rushlow suggested staff's design would add 20 feet to the ramp structure.

Mr. Rushlow considered that the metal material would make a clear distinction between the new and old portions of the building. The Committee agreed that due to the comprehensive work done on the property and the accessibility requirements, that the applicant's proposal could be supported. Mr. Rushlow agreed to the recommendations for a different newel treatment, additional year-round plant screening, and avoiding the use of shiny chrome materials.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the owner's revised ramp proposal in the location shown on plans submitted, with modifications to the newel post, additional year-round plant screen, and the avoidance of shiny chrome materials.

CARRIED

16. PART LOT CONTROL EXEMPTION APPLICATION PL 10 131322
NORVALLEY HOMES LTD.
3, 5, 7, 9, 11 AND 13 RICHARD MAYNARD CRESCENT
UNIONVILLE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning gave a brief explanation of the application and advised that there are no heritage implications.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Part Lot Control Exemption Application for the properties at 3, 5, 7, 9, 11 and 13 Richard Maynard Crescent.

CARRIED

NEW BUSINESS

17. SITE PLAN APPLICATION, EXPANDED DRIVEWAY AND PATIO
116 MAIN STREET UNIONVILLE

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
B. Wiles, Manager By-law Enforcement

The Committee referred to the applicant's recent paving of the property in the absence of approved plans. Although Heritage Markham had only supported a limited amount of hard-surfacing, the owner has proceeded to pave approximately 60% of the entire property. There are concerns for potential damage to the roots of the mature tree, and that allowing the violation without penalty or enforcement would set a precedent. The Committee was advised that neighbouring residents are considering sending a letter to Council.

Staff advised that Heritage and By-law Enforcement staff are pursuing this matter and that the owners have been notified that they are in violation of the by-laws and the Heritage Conservation District Plan. TRCA is also involved. The owner had been advised of the process and the approval limitations prior to this action, and has knowingly proceeded without approvals. The Committee considered a motion urging the Town to pursue this matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is very disappointed with the owner's actions at 116 Main Street Unionville to pave the entire rear yard of the property without Town approval;

THAT Heritage Markham strongly recommends that all necessary and appropriate actions be undertaken by Town officials to address the permit and by-law infractions and obtain restoration of the rear yard to greenspace;

AND THAT Heritage Markham would support asphalt paving to the extent of the original size of the driveway (to the western limit of the bay window) and a one metre wide interlock walkway connecting the driveway to the side and rear doors, as a Heritage Permit application, should the owner decide to apply for such a permit.

CARRIED

18. YEAR END FESTIVITIES

The next Heritage Markham meeting on January 12, 2010, will start at 6:30 p.m., to accommodate the Year End festivities. A pre-meeting will occur at 6:00 p.m. for interested members. Former member Joe Virgilio will be invited.

19. MOULD AND HERITAGE BUILDINGS

The Committee requested staff to organize an information session on mould and Heritage buildings.

The Heritage Markham Committee meeting adjourned at 9:15 PM.