

**HERITAGE MARKHAM COMMITTEE MEETING
TOWN OF MARKHAM
Canada Room, Markham Civic Centre
Wednesday, March 10, 2010**

Members

Councillor Valerie Burke
Susan Casella
Ted Chisholm
Deirdre Kavanagh
Jeanne Ker-Hornell
James Makaruk, Vice Chair
Richard Morales
Sylvia Morris
Regional Councillor Joe Virgilio
Ronald Waine

Regrets

Judith Dawson
Councillor Carolina Moretti
Barry Nelson, Chair

Staff

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

Disclosure of Pecuniary Interest

James Makaruk, Vice-Chair, convened the meeting at 7:20 p.m. by asking for any declarations of interest with respect to items on the agenda. There were no declarations.

1. APPROVAL OF AGENDA (16.11)

- A) Addendum Agenda
- B) New Business from Committee Members

The Committee commented on the great job done by staff on the recent Newsletter.

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF FEBRUARY 10, 2010
HERITAGE MARKHAM COMMITTEE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

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

CARRIED

3. INFORMATION
MUNICIPAL CLASS ENVIRONMENT ASSESSMENT
FOR MAIN STREET MARKHAM (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
D. Mackenzie, Senior Capital Works Engineer

The Manager of Heritage Planning introduced this item, advising that a presentation had been given by staff at the Heritage Markham meeting in February.

Mr. Martin Scott of McCormick Rank Corporation, was in attendance to provide an update with respect to heritage issues. Mr. Scott identified the purpose and the study area: to prepare for alterations to the existing road, Main Street Markham, from Major Mackenzie Drive to Hwy 407. He discussed the measures and values considered and the analysis undertaken, and explained the options and the preferred solution.

Mr. Scott reported that the preferred lane configurations were as follow:

- 4 travel lanes north of 16th Avenue
- 2 travel lanes between 16th Avenue and Highway 7, with landscaped parking areas in the commercial core
- 3 travel lanes (1 northbound, 2 southbound) south of Highway 7 to Princess Street

The Committee had concerns regarding the pinch points affecting heritage properties. Mr. Scott advised that any widening south of Highway 7 would affect the boulevard, not the actual property, and the sidewalk on the west side will be eliminated. The impact on the heritage house north of 16th Avenue will have to be confirmed.

Discussions included the anticipated growth, and the expedited completion of Donald Cousens Parkway to divert traffic away from Main Street and relieve congestion. This led to questions regarding the impacts on the viability of Main Street with respect to being pedestrian-friendly and discouraging commuter involvement on Main Street.

The Consultant was requested to display more visuals, particularly of the centre landscape strip north of 16th Avenue, when the presentation is made to the Development Services Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the presentation from Martin Scott (Study Consultant);

THAT Heritage Markham has no objection to the preferred lane options for Main Street Markham;

AND THAT Heritage Markham would like to be an active participant in the detailed design phases of the road right-of-way improvements.

CARRIED

4. SITE PLAN APPROVAL APPLICATION
FILE NO. SC 09 112454
100 JOHN STREET
UNAUTHORIZED ALTERATION TO ELEVATIONS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Section Staff consider retaining an appropriate portion of the Letter of Credit for the unauthorized installation of the copper roof and casement windows at 100 John Street in Thornhill provided that the applicant does not correct these deficiencies from the approved drawings.

CARRIED

5. SITE PLAN APPROVAL APPLICATIONS
FILE NOS. SC 10 111 010 & SC 10 111 037
10/12 JERMAN STREET
ADDITION TO A SEMI DETACHED DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed addition to the rear of the semi-detached dwelling at 10 and 12 Jerman Street.

CARRIED

6. CORRESPONDENCE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received:

- A) Community Heritage Ontario: CHO News, March 2010;
B) Toronto Historical Association: March 2010 Newsletter.

CARRIED

7. REQUEST FOR FEEDBACK
216 MAIN STREET, UNIONVILLE
SIGNAGE – VARLEY ART GALLERY
ARTWORK PANELS AND BANNERS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
B. Barnes, Facility & Arts Collection Coordinator
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The Manger of Heritage Planning presented this item, regarding proposed column artwork panels in the courtyard of the Varley Art Gallery and banner artwork on the three adjacent lamp posts.

The Committee had concerns for objections that may be expressed by the Unionville BIA. Staff explained that the Gallery is a public institution, not a commercial building, and that the column signs are considered public information signs. The lamp post banners are similar to lamp post banners displayed at other locations in the Town.

Discussions included the permanent material and nature of the artwork signs, and that muted colours should be used.

A motion to state that Heritage Markham has no objection to the proposed column artwork panels or the proposed banner artwork, was lost. It was suggested that the Unionville BIA, UVA (Unionville Villagers' Association), Ward Councillor, and staff, meet with gallery representatives. Regional Councillor J. Virgilio agreed to arrange a meeting as soon as possible.

HERITAGE MARKHAM RECOMMENDS:

THAT consideration of the proposed column artwork panels in the courtyard of the Varley Art Gallery and banner artwork on the three adjacent lamp posts be deferred to allow consultation between the UBIA, UVA, Ward Councillor, staff, and Art Gallery representatives;

AND THAT staff report back to Heritage Markham on the outcome of the consultation.

CARRIED

8. INFORMATION
10541 HIGHWAY 48
SAMUEL WIDEMAN HOUSE STABILIZATION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Senior Heritage Planner gave an overview of this matter. The owners have advised that the cost of restoring the house is prohibitive at this time, and have worked with staff to develop an alternate plan to protect the house in the interim.

HERITAGE MARKHAM RECOMMENDS:

THAT the Town advise the owner of the Samuel Wideman House at 10541 Highway 48 that the proposed action plan to protect the vacant building as outlined in their letter dated February 17, 2010 is acceptable subject to the structure being made weather-tight;

THAT Heritage Markham requests that the owner inspect the house to determine if there are any issues such as roof leaks or other potentially harmful openings in the building envelope that require immediate attention to ensure the long-term protection of the structure;

AND THAT the owner monitor the house on a bi-monthly basis to inspect for damage.

CARRIED

9. REQUEST FOR FEEDBACK
20 PETER STREET
PROPOSED ADDITION TO EXISTING HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Senior Heritage Planner
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The Heritage Planner gave a brief description of the proposed partial demolition and addition. This property is a corner lot and is larger than others on the street. The location of the garage on Peter Street, and design details were discussed.

Paula and Kirk Tobias, the applicants, had concerns regarding the requirement to restore the windows, as an environmental audit had determined that the windows are rotten and can easily fall down, and that they contain mould and lead paint. The applicants stated that they are very committed to heritage preservation, but are have safety concerns. If restoration is unsuccessful, they requested that other options be available.

Councillor Burke indicated that she had similar concerns regarding her heritage windows but did have them successfully restored and offered to show them to the applicants.

The Committee encouraged the applicants to persist with preservation, and discussed safety measures that can be used to prevent falling windows. The Committee also supported the recommended adjustment to the centre gable over the new front door to ensure that the original house is the focal point. With respect to moving and removing interior walls, the applicants and staff confirmed that most of the original interior layout of the house will be retained. Further comments were made regarding the gingerbread details and the placement of the dormer to sit even with the other section of the wall.

The Committee considered allowing replacement of any severely damaged windows at the discretion of staff if restoration failed, however, it was emphasised to the applicant that staff must approve any changes prior to the work being done. Staff was directed to report back to the Heritage Markham Committee if any changes are made.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objections to the form and massing of the proposed addition to the house at 20 Peter St. provided that the following revisions are made to the design:

- That the proposed cladding of the addition be changed to a traditional wood cladding historically found in Markham Village;
- That the new front entrance located in the proposed link be revised to have a more traditional entrance door, possibly with a transom or sidelights;
- That the size of the proposed dormer located over the new entrance in the link be made smaller and more traditional in appearance;
- That the synthetic siding on the heritage portion of the house be removed in order to restore the original wooden vertical siding;
- That the original wooden windows of the heritage portion of the house be retained and that any existing synthetic windows found in the heritage portion of the house be removed and replaced with appropriate wooden windows;
- That any original wooden windows of the heritage portion of the house that cannot be restored, be replaced with appropriate replicas of the original windows, at the discretion of staff;
- That the existing front door of the heritage house be replaced with a new wooden door in a style appropriate to the construction date of the house;
- That functional or imitation historical brick chimneys be introduced to the heritage portion of the house based on physical or archival photographic evidence;
- That the proposed chimney on the addition be constructed of brick that is complementary in terms of colour, size, and texture to historical late 19th century brick found in the district;

THAT Heritage Markham has no objection to the demolition of the modern additions and former kitchen tail of the heritage house as shown in the site plan drawings;

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

AND THAT final approval of any Site Plan application for the addition to 20 Peter St. be delegated to Heritage Section Staff provided the design does not significantly deviate from the design reviewed by Heritage Markham.

CARRIED

10. REQUEST FOR FEEDBACK
LANGSTAFF GATEWAY OFFICIAL PLAN
AMENDMENT AND SECONDARY PLAN (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
D. Miller, Coordinator of Special Projects
-

The Senior Heritage Planner introduced this matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed heritage policies in the Langstaff Gateway Official Plan Amendment and Secondary Plan;

AND THAT the Evaluation Sub-Committee be convened expeditiously to evaluate the Baptist Church on 26 Langstaff Road.

CARRIED

11. MINOR VARIANCE APPLICATION A/24/10
PROPOSED ADDITIONS TO A NON-HERITAGE HOUSE
18 DEANBANK DRIVE
THORNHILL HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Cefaratti, Committee of Adjustment
-

The Manager of Heritage Planning explained the proposed Minor Variance to increase the maximum building depth. The addition would not exceed beyond the existing rear extension.

James Spratley, representing the applicants, explained the proposal and advised that the owner and architect are committed to a heritage-friendly design using quality materials. He displayed the draft design, and suggested that it harmonizes with the mix of new and old styles in the neighbourhood. Mr. Spratley advised that a second Minor Variance of eight inches for the side yard setback for the second storey addition may be required.

Mr. Spratley confirmed that the applicants have spoken to some of the immediate neighbours, and discussed their concerns regarding drainage and impact on view. The Committee supported the variances including the additional side yard setback decrease.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the variance application for an increase of maximum building depth, and a reduction in the side yard setback to allow a second storey, subject to the owner obtaining site plan approval for new construction and dwelling modification which complies with the policies and guidelines of the Thornhill Heritage Conservation District Plan (2007).

CARRIED

12. MINOR VARIANCE APPLICATION A/20/10
SHEDS AND FRONT PORCH
19 GEORGE STREET
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Cefaratti, Committee of Adjustment
-

The Manager of Heritage Planning explained the Minor Variance request.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the variances subject to the following:

- The applicant obtain approval for the side yard accessory shed through a Building Permit application or a Heritage Permit application dependant upon the final size of the building;
- That the final location of the side yard accessory building not detrimentally impact any significant trees on the property unless authorized by the Town.

CARRIED

13. BUILDING PERMIT APPLICATION 10 109976 AL
EXTERIOR AND INTERIOR ALTERATIONS TO A
NON-HERITAGE COMMERCIAL BUILDING
4400 HIGHWAY 7
UNIONVILLE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning
L. Sperinno, Building Department
-

The Senior Heritage Planner provided an overview of the proposal and discussed the opportunity to achieve a more heritage-friendly treatment.

HERITAGE MARKHAM RECOMMENDS:

THAT the proposed changes to the entrance doors and front windows of 4400 Highway 7 do not comply with the Unionville Heritage Conservation District Plan guidelines;

AND THAT the application be forwarded to the Architectural Review Sub-Committee for a detailed review and recommendation, with authority to approve.

CARRIED

14. NEW BUSINESS

MINOR VARIANCE APPLICATION A/21/10

361 MAIN STREET NORTH

PROPOSED REAR ADDITION AND DETACHED GARAGE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

The Heritage Planner explained that a Committee of Adjustment application has been received for 361 Main Street N., involving an addition to the house and garage. The Committee had reviewed this proposal as a pre-consultation in February, 2010, and had supported the proposal.

The Committee agreed that due to the timing of the Committee of Adjustment hearing, that the application be supported without referring it to the Architectural Review Sub-Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the Minor Variance application for the proposed rear addition and detached garage at 361 Main Street North.

CARRIED

The meeting adjourned at 9:50 p.m.