

**HERITAGE MARKHAM COMMITTEE MEETING
TOWN OF MARKHAM
Canada Room, Markham Civic Centre
Wednesday, January 13, 2010**

Members

Councillor Valerie Burke
Susan Casella
Judith Dawson
Deirdre Kavanagh
Jeanne Ker-Hornell
James Makaruk, Vice Chair
Councillor Carolina Moretti
Sylvia Morris
Barry Nelson, Chair
Regional Councillor Joe Virgilio
Ronald Waine

Regrets

Ted Chisholm
Richard Morales

Staff

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

Disclosure of Pecuniary Interest

Barry Nelson, Chair, convened the meeting at 6:43 p.m. by asking for any declarations of interest with respect to items on the agenda. Barry Nelson disclosed an interest with respect to Item #6, 38 Colborne Street and 15 George Street, and did not take part in the discussion of or vote on the question of the approval of such matter.

James Makaruk, Vice Chair, assumed the Chair for Item # 6.

1. APPROVAL OF AGENDA (16.11)
 - A) Addendum Agenda
 - B) New Business from Committee Members

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. MINUTES OF DECEMBER 9, 2009
HERITAGE MARKHAM COMMITTEE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of Heritage Markham meeting held on December 9, 2009 be received and adopted.

CARRIED

3. DOORS OPEN MARKHAM
HERITAGE MARKHAM 2010 REPRESENTATIVES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Deirdre Kavanagh volunteered as a Heritage Markham representative on the Doors Open Markham 2010 Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Deirdre Kavanagh be appointed as a Heritage Markham representative on the Doors Open Markham 2010 Committee.

CARRIED

4. REQUEST FOR FEEDBACK
93 JOHN STREET
PROPOSED HOUSE DESIGN (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Senior Heritage Planner reviewed previous discussions by Heritage Markham regarding this proposal, and the conceptual designs proposed by the applicant. Staff have met with the applicant three times since the last Heritage Markham meeting, and the Committee expressed appreciation for his cooperation.

Mr. Mozaffari displayed various concepts for the new house, photo-shopped into the existing streetscape. In response to questions, he confirmed that the set back and the roof height will be in line with adjacent houses. Staff and the Committee made several suggestions, such as eliminating the storey over the garage and reducing the garage to one storey, and recessing it to provide a transition with the existing adjacent one-storey house. Mr. Mozaffari agreed to the suggestions made and will work with staff.

The Committee discussed the dwelling size and massing. Staff advised that the maximum size permitted for this lot is 3,553 sq ft including the garage.

The Committee expressed concern that the design and size would not replicate the era of the house being demolished, which is typically of frame construction and 1 ½ storeys. It was acknowledged that the drawings are concepts only and that the owner has agreed to work with staff to ensure conformity to the Thornhill Heritage Conservation District Plan. The final product will be subject to site plan approval and will be presented to Heritage Markham for review.

Heritage Markham indicated its general support for the broad concept. The Committee reiterated to Mr. Mozaffari that approval is conditional and is subject to site plan approval, and that he has set very clear expectations to the Town, staff and neighbourhood.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is generally supportive of an asymmetrical house style for the proposed new dwelling at 93 John Street subject to the application of traditional materials and design details based on the Arts and Crafts/Bungalow or Gothic Revival styles.

AND THAT the applicant be requested to continue to work with Heritage Section staff and an architect/designer to develop a site plan and elevations in keeping with the policies and guidelines of the Thornhill Heritage Conservation District Plan for a future Site Plan Control application.

CARRIED

5. STUDIES

UPDATE ON MAIN STREET MARKHAM

ENVIRONMENTAL ASSESSMENT (EA) STUDY (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Heritage Manager gave a brief overview of the Main Street Markham Environmental Assessment and advised that the consultants were unable to attend this meeting. He reviewed the study area and the focus of the project. This study will be presented to Council. Heritage Markham members were invited to attend a presentation to the Main Street Markham Committee on January 20, or attend the Public Information Meeting to be scheduled once Council has reviewed the study and provided direction on next steps.

Deirdre Kavanagh, the Heritage Markham representative on the Environmental Assessment (EA) Advisory Committee, briefly discussed concerns identified regarding the impacts of the potential increase in the number of lanes, on houses and the linear pathway, in the area between Highway 7 and Highway 407.

HERITAGE MARKHAM RECOMMENDS:

THAT the information regarding the Main Street Markham Environmental Assessment, be received.

CARRIED

6. HERITAGE PERMIT APPLICATIONS
FILE NOS. HE 09 129186, AND HE 09 128488
38 COLBORNE STREET, AND 15 GEORGE STREET
HERITAGE PERMITS APPROVED BY STAFF (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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James Makaruk, Vice Chair, assumed the Chair for Item # 6. Barry Nelson disclosed an interest with respect to Item #6, 38 Colborne Street and 15 George Street, and did not take part in the consideration or discussion of or vote on the question of the approval of such matter.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive the memorandum on Heritage Permits for 38 Colborne Street and 15 George Street as information.

CARRIED

7. SITE PLAN APPROVAL APPLICATION
FILE NO. SC 09 129392
93 OLD KENNEDY ROAD
SITE PLAN FOR PARKING LOT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Muradali, Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the Site Plan Application for a temporary parking lot at 93 Old Kennedy Road be revised to provide a landscaped buffer in front of and to the sides of the heritage house;

AND THAT as a condition of Site Plan Approval, the owner enter into a Heritage Easement Agreement for the property.

CARRIED

8. CORRESPONDENCE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receives the following correspondence:

- A) Ontario Heritage Trust: Ontario Heritage Week 2010
- B) Edifice Magazine: Restoration Workshops 2010.
- C) Community Heritage Ontario: CHO News and Call for Nominations.
- D) Office of the Prime Minister: Re: David Dunlap Observatory.

CARRIED

9. REQUEST FOR FEEDBACK
6330 16TH AVENUE TO REESOR –GROVE HOUSE
PROPOSED ALTERATIONS TO REESOR –GROVE HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
M. Wouters, Manager of Development - East
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The Senior Heritage Planner provided an update on the proposal and advised that the Architectural Sub-Committee was generally satisfied with the design, with minor amendments.

Scott Rushlow, consultant, was in attendance to answer any questions.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is generally supportive of the conceptual design for additions to the Reesor-Grove House at 6330 16th Avenue, within the context of the proposed residential development, and recommends the following modifications to the elevations:

- The existing early 20th century verandah should remain, including the detail where the support beam enters the east window opening, if structurally feasible. If this is not possible from a structural engineering standpoint, the existing porch should still remain but be minimally modified to address the issue;
- The existing vinyl windows should be removed and new wood windows with a 2/2 glazing configuration installed to return the house to the historic window condition prior to the modern window replacement, based on the rationale that the previous 2/2 windows were likely installed at the time of the doddy haus addition, or early 20th century verandah;
- Existing wood doors are to remain;

AND THAT with respect to the overall development plan, Heritage Markham recommends:

- The preservation of some of the mature trees in the vicinity of the heritage house would greatly benefit the context of the house within the new development;
- The west rear addition be considered to remain as a detached garden shed in association with the heritage house, if possible.
- Materials from the two frame rear wings be salvaged either for re-use on the additions to the heritage house, or offered to Heritage Markham for the restoration of other buildings.

CARRIED

10. REQUEST FOR FEEDBACK
PROPOSED ALTERATIONS AND
ADDITION TO A HERITAGE HOUSE
27 VICTORIA AVENUE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner advised that the addition of a screened room is proposed. The owners were agreeable to the recommendations from the Architectural Review Sub-Committee, and will return to Heritage Markham for site plan approval.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham generally supports the proposed addition of a screened room on the east side of the heritage house at 27 Victoria Avenue subject to:

- Simplification of the design by removal of the bargeboard trim and adopting an early 20th century motif;
- Lowering the roof ridge, and possibly the roof pitch, so that some of the wall of the heritage house is visible above;
- Limiting the extent of overlap of the new roof on the gable end wall of the original house, if possible;
- Having the floor level one step down from the kitchen floor level, if required to enable the lowering of the roof ridge;
- New kitchen door and window to reflect the 1870s period of the house (4 panelled wood door, 2/2 wood window);

CARRIED

11. REQUEST FOR FEEDBACK
56 MAIN STREET UNIONVILLE
PROPOSED NEW HOUSE (16.11)

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

The Heritage Planner gave a brief explanation of the proposal.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the rezoning of 56 Main St. S. to permit construction of the proposed house;

THAT Heritage Markham has no objection to the form and massing of the proposed house at 56 Main St. S. Unionville;

THAT Heritage Markham recommends that the design of the proposed house be revised to reflect Regency Cottage Architecture by:

- Making the principal façade more rigidly symmetrical in its fenestration by repeating the large windows on either side of the entrance and relocating the small bathroom to eliminate the proposed small window to the left of the entrance portico;
- Lowering the level of the proposed stonework from the bottom of the window sills to a level more consistent with a stone foundation and deleting the proposed stone capping;
- Bringing the entrance door and sidelights forward so it is not so far recessed from the front wall of the proposed house
- Adopting typical Regency Cottage details and configurations for the proposed windows and front entrance; and
- Possibly introducing real or false chimneys to enhance the roof line of the proposed house;

AND THAT the owner enter into a Site Plan Agreement with the Town containing the usual provisions for windows, materials, colour etc.

CARRIED

12. PROPOSED TOWN INITIATED AMENDMENT
TO SIGN BY-LAW 2002 – 94 (16.11)

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

The Heritage Planner explained the proposed amendment to the Sign By-law to allow roof signs, particularly on verandas, on a case-by-case basis, secondly, the Sign By-law only applies to properties in Heritage Districts, whereas the amendment would extend the Heritage Sign By-law requirements to individually designated properties.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports a Town initiated amendment to the Section 10.0 of the Sign By-law to:

- a) permit the use of roof signs on a case by case basis provided that other provisions of section 10.0 are met and the proposed roof sign is appropriate to the architecture of the particular building and the surrounding historical context;
- b) extend the By-law provisions of Section 10.0 to commercial properties individually designated under Part IV of the Ontario Heritage Act located outside of Special Sign Districts.

CARRIED

13. SPECIAL EVENT
HERITAGE DAY/ HERITAGE WEEK 2010 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Manger of Heritage Planning advised that this item had been deferred previously, to allow discussions and recommendations to be brought forward.

Susan Casella discussed options involving an event at Cedarena, or promoting a Heritage sports building, however, a specific recommendation was not provided. The Committee suggested involvement in Family Day events at Centennial Community Centre or Markham Museum, and that a display board could be prepared to promote the Town's heritage programs.

Staff reviewed Town initiatives that include declaring the week as Heritage Week, and preparing a display for the Civic Centre. Staff agreed to arrange for the display to be located at the Museum for Heritage Day.

The Committee was encouraged to consider initiatives for next year, such as a speaker series. Staff was directed to bring this matter before the Committee earlier next year.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on Heritage Day/Heritage Week 2010;

AND THAT staff be requested to locate the display prepared for Civic Centre, at the Museum for Heritage Day.

CARRIED

14. BUILDING PERMIT APPLICATION
PROPOSED ADDITION TO A LISTED HERITAGE HOUSE
7775 9TH LINE, BOX GROVE COMMUNITY
Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner introduced this item, explaining that an application for an addition to the building is pending. Staff did not have significant concerns but requested that the owners reinstate the original front door, whether functional or not.

Andrew Kam and Heather Beevor, owners, were in attendance to answer questions, and agreed to add a door fascade. They advised that the existing building is under 1,000 sq. ft. in size, and the addition will be 1,100 sq. ft.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed addition to 7775 9th Line;

AND THAT the owners be asked to consider re-instating the front door of the original c.1860 house as part of the re-cladding of the building in board and batten siding, even if the door is a surface decoration and non-functional;

AND THAT the owners work with Heritage Section staff to ensure the location and style of the door is appropriate for the period of the building.

CARRIED

15. SITE PLAN CONTROL APPLICATION SC 09 126459
ZONING AMENDMENT ZA 09 126458
PROPOSED ADDITION TO A LISTED HERITAGE HOUSE
10761 WOODBINE AVENUE
VICTORIA SQUARE COMMUNITY
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Sellars, Project Planner
-

The Senior Heritage Planner introduced this item, advising that conceptual drawings had been previously presented to Heritage Markham. Staff recommended a review by the Architectural Review Subcommittee with a report back to Heritage Markham.

HERITAGE MARKHAM RECOMMENDS:

THAT the proposed addition to the heritage house at 10761 Woodbine Avenue be referred to the Architectural Review Sub-Committee for a detailed review and recommendation.

CARRIED

16. REQUEST FOR FEEDBACK
PROPOSED ADDITION AND DETACHED GARAGE
361 MAIN STREET NORTH
MARKHAM VILLAGE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Heritage Planner advised that a demolition permit for the outbuilding, and a site plan application to construct an addition and 1 ½ storey garage, are pending. Staff are satisfied with the proposed form and massing but have some suggestions regarding design features.

HERITAGE MARKHAM RECOMMENDS:

THAT the designs for the proposed rear addition to 361 Main Street North and proposed detached garage be referred to the Architectural Review Sub-Committee with the authority to approve;

AND THAT Heritage Markham supports the demolition of the existing one storey outbuilding provided that a site visit conducted by Heritage Section Staff determines that it does not have cultural heritage significance that warrants its preservation.

CARRIED

17. INFORMATION
CHARGE UNDER THE ONTARIO HERITAGE ACT
UNAUTHORIZED REPLACEMENT OF HERITAGE WINDOWS
28 JOHN STREET
THORNHILL HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning;
J. Parsons, Town Prosecutor.
-

The Heritage Planner advised that the owner had been previously charged under the Ontario Heritage Act, and has now performed further unauthorized renovations. The Committee discussed procedures and options. It was suggested that the new Grants program may encourage owners to make the effort to restore heritage features.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receives this item as information.

CARRIED

18. PRESENTATION BY PETER WOKRAL
PRESERVING OUR EARLY 20TH CENTURY ARCHITECTURE
Extracts: R. Hutcheson, Manager of Heritage Planning
-

This item was deferred to the next meeting.

19. NEW BUSINESS
STATUS OF CONSTRUCTION
100 JOHN STREET,
THORNHILL HERITAGE CONSERVATION DISTRICT
-

The Committee noted that construction at 100 John Street is not adhering to the Heritage Site Plan Agreement. Staff reviewed the amendments to the design and discussed that some aspects are more significant than others. Staff have met with the owner and will work with the contractor to correct the details. The Committee agreed that all changes should be reviewed by staff and if significant, return to Heritage Markham.

HERITAGE MARKHAM RECOMMENDS:

THAT staff be directed to report at the next meeting on deviations from the approved plans for 100 John Street, so that Heritage Markham can consider which changes are acceptable;

AND THAT staff strongly convey to the owner that the approved plans must be adhered to;

AND THAT the owner be invited to the next Heritage Markham meeting to discuss the changes to the approved plans.

CARRIED

The meeting adjourned at 8:20 p.m.