

HERITAGE MARKHAM COMMITTEE MEETING
TOWN OF MARKHAM
Canada Room, Markham Civic Centre
Wednesday, September 9, 2009

Members

Councillor Valerie Burke
Susan Casella
Ted Chisholm
James Makaruk
Sylvia Morris
Barry Nelson, Chair
Councillor Joe Virgilio
Ronald Waine

Regrets

Judith Dawson
Deirdre Kavanagh
Richard Morales
Councillor Carolina Moretti
Denise Sabatini-Fuina

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 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 from Committee Members

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda be approved.

CARRIED

2. ADOPTION OF MINUTES
EIGHTH HERITAGE MARKHAM MEETING
AUGUST 12, 2009 (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 August 12, 2009 be received and adopted.

CARRIED

3. INFORMATION
ACCESSIBLE CUSTOMER SERVICE GUIDE
FOR TOWN OF MARKHAM VOLUNTEERS, BOARD MEMBERS, AND
ADVISORY COMMITTEE MEMBERS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
W. Rupnarain, Accessibility Coordinator
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The Manager of Heritage Planning reviewed the Provincially-mandated accessibility requirements, including training for all Town staff and committee members. The members were provided with instructional brochures, and completed a sign-in sheet to confirm that they had received the required training information. Members who are absent will be contacted by staff.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information memo concerning Markham's Accessible Customer Service Guide for Town of Markham Volunteers, Board Members and Advisory Members;

AND THAT it is acknowledged that members of Heritage Markham have been given a copy of the Guide and are required to read it.

CARRIED

4. COMMITTEE OF ADJUSTMENT
VARIANCE APPLICATION
FILE NUMBER: A/90/09
26 ALBERT STREET, MARKHAM VILLAGE
ZONING RELIEF RELATED TO NEW DWELLING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Cefaratti, Secretary-Treasurer, Committee of Adjustment
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the zoning by-law variances (building depth, garage projection, flankage side yard and front yard setback) for 26 Albert Street which are required for a complementary new dwelling which retains the existing heritage dwelling as part of the property redevelopment subject to the owner entering into a Heritage Easement Agreement to protect the heritage building.

CARRIED

5. COMMITTEE OF ADJUSTMENT
VARIANCE APPLICATION

FILE NUMBER: A/88/09

201 MAIN STREET NORTH, MARKHAM VILLAGE

REQUEST FOR INCREASE TO THE PERMITTED

MAXIMUM GROSS FLOOR AREA (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

R. Cefaratti, Secretary-Treasurer, Committee of Adjustment

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the variance application for an increase of the maximum gross floor area.

CARRIED

6. REQUEST FOR SUPPORT
COUNCIL OF THE TOWNSHIP OF UXBRIDGE
PROTECTION AND PRESERVATION OF

THE ALTONA INN (1035 CON. 2, UXBRIDGE) (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the Council of the Town of Markham send a resolution in support of the initiatives undertaken by the Council of the Township of Uxbridge to protect and preserve the Altona Inn including its designation and its request to Transport Canada to redirect funding into the repair and restoration of existing heritage buildings on the Pickering Airport Lands rather than demolishing these local heritage resources.

CARRIED

7. INFORMATION
SUCCESSFUL PROSECUTION OF CHARGES UNDER
THE ONTARIO HERITAGE ACT
9 EUCLID STREET, UNIONVILLE HERITAGE
CONSERVATION DISTRICT (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 memo from staff regarding the outcome of charges laid against the owner of 9 Euclid Street under the Ontario Heritage Act as information.

CARRIED

8. HERITAGE PERMIT APPLICATIONS
INFORMATION – STAFF APPROVALS
MARKHAM VILLAGE: 41 MAPLE ST., 322 MAIN ST. N., 48
WASHINGTON ST., 20 PETER ST., 159 MAIN ST. N., 22 JOSEPH ST.
UNIONVILLE: 206 MAIN ST., 15 EUCLID ST., 4460 HIGHWAY 7 E., 233
MAIN ST., 10 PAVILION ST.
THORNHILL: 149 JOHN ST., 18 JOHN ST.
HERITAGE ESTATES: 2 DAVID GOHN CIRCLE,
PART IV DESIGNATED PROPERTIES: 11248 KENNEDY ROAD
(16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the staff memorandum regarding the Heritage Permit applications for 41 Maple St., 322 Main St. N., 48 Washington St., 20 Peter St., 159 Main St. N., 22 Joseph St., Markham Village, and 206 Main St., 15 Euclid St., 4460 Hwy. 7 E., 233 Main St., 10 Pavilion St. Unionville, and 149 John St., and 18 John St. Thornhill, and 2 David Gohn Circle Markham Heritage Estates and 11248 Kennedy St., approved by staff on behalf of Heritage Markham, as information.

CARRIED

9. BUILDING PERMIT APPLICATION
FILE NUMBER: 09 122553
4822 19TH AVENUE
NEW STEEL STORAGE BARN (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the memorandum concerning staff approval of the Building Permit application for the storage barn at 4822 19th Avenue as information.

CARRIED

10. SPECIAL EVENTS
DOORS OPEN MARKHAM PLANNING COMMITTEE
MEETING NOTES: AUGUST 10, 2009 (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT the meeting notes of the Doors Open Markham 2009 Planning Committee meeting held on August 10, 2009 be received.

CARRIED

11. INFORMATION
CEMETERY INFORMATION: ST. ANDREW'S
PRESBYTERIAN CHURCH CEMETERY AND
QUANTZTOWN CEMETERY (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive as information.

CARRIED

12. DESIGNATION BY-LAW
6888 14TH AVENUE
AMENDMENT TO CURRENT BY-LAW (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Larkin, Agreement Administration Clerk
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham acknowledges the need to correct the legal description for the dwelling at 6888 14th Avenue and has no objection to the modification of the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes to reflect new information.

CARRIED

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

THAT the following correspondence be received:

- 1) Ontario Historical Society Bulletin, Summer 2009
- 2) Heritage Canada – New Board Member for Ontario – Michael Seaman
- 3) Heritage Canada, Notice of Annual Meeting (September 26, 2009)
- 4) Edifice Old Home Magazine (#21) (See article on painted brick)

CARRIED

14. REQUEST FOR FEEDBACK
6418 MAJOR MACKENZIE DRIVE EAST
HERITAGE VALUE AND OPTIONS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
D. Pearce, Real Property Manager
-

The Senior Heritage Planner introduced this item, and described the site. The Town has requested an evaluation from Heritage Markham.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham is of the opinion that the dwelling at 6418 Major Mackenzie Drive East is of cultural heritage value to the Town of Markham and should be retained;

AND THAT Heritage Markham recommends that the dwelling and the tableland adjacent to Major Mackenzie Drive East and south of the creek should be sold to the private sector through a request for proposal process with a requirement being the submission of a restoration plan for the dwelling being approved by the Town as a condition of sale and purchase;

AND THAT prior to the sale of the property, the dwelling be designated and protected through a heritage easement agreement under the provisions of the Ontario Heritage Act.

CARRIED

15. INFORMATION

STUDY OF ONTARIO HERITAGE CONSERVATION DISTRICT
INCLUDED IN STUDY: MARKHAM VILLAGE AND
THORNHILL (MARKHAM/VAUGHAN) (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning provided a summary of the provincial study on heritage conservation districts, including Thornhill Village and Markham Village, advising that the full report is available for any interested members. It has received positive feedback, with interesting conclusions and recommendations by the volunteer consultants, funded through the Trillium Foundation.

Committee commented that feedback is more positive from residents on the Markham side of Thornhill, than from the Vaughan side.

Staff agreed to include some of the findings in an upcoming issue of "Heritage District News".

HERITAGE MARKHAM RECOMMENDS:

THAT the information on the study of Ontario heritage conservation districts be received as information.

CARRIED

16. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NUMBER: A/89/09
28 WALES AVENUE
MINOR VARIANCE APPLICATION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
-

The Heritage Planner explained the proposal to build a garage in the back yard. There is an existing garage of undetermined age, at the back. The proposed garage is larger than the house, but the impacts on the streetscape are minimal and staff support the application, subject to a tree preservation plan.

The Committee discussed the lot size and questioned if the large garage would qualify as a minor variance. It was confirmed that the garage will be in the back yard, and that the neighbouring property also has a large garage.

The Committee agreed to have the Architectural Review Sub-Committee visit the site, and to delegate commenting authority to the Sub-committee, so that comments could be provided to the Committee of Adjustment in time.

HERITAGE MARKHAM RECOMMENDS:

THAT the Architectural Review Sub-Committee arrange a site visit to 28 Wales Avenue regarding the demolition of the existing garage and two minor variances requested by the owner to permit an increase to the maximum gross floor area and the maximum building height to the midpoint of the roof for the new garage;

AND THAT authority to comment on the proposed demolition of the garage and the two minor variances for 28 Wales Avenue be delegated to the Architectural Review Sub-Committee.

CARRIED

17. SITE PLAN APPROVAL APPLICATION
FILE NUMBER: SC 07 110688
294 MAIN STREET, UNIONVILLE
LETTER OF CREDIT RELEASE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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The Senior Heritage Planner explained that the owner is requesting modifications to the approved site plan drawings, to eliminate the chimneys due to contractor difficulties, and to eliminate the shutters. Staff advised that the chimneys are ornamental (non-functioning), and there is enough ornamentation on the dwelling without the shutters. In staff's opinion, the owners have done a satisfactory job on this replica building.

A motion to approve removal of the chimneys and shutters from the plan, was lost.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham agrees that the shutters can be omitted from the new house at 294 Main Street, Unionville, as constructed, in view of the rich detailing and colours of materials, and the fact that the house has otherwise been constructed according to the approved plans;

AND THAT Heritage Markham does not support omitting the gable-end chimneys.

CARRIED

18. AWARDS

HERITAGE MARKHAM AWARDS OF EXCELLENCE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner provided a memorandum dated September 9, 2009, and reviewed the proposal by the Heritage Markham Awards of Excellence Sub-Committee. The Ceremony is proposed to be held at the Varley Art Gallery on Thursday November 12, or Thursday November 19. Staff recommend the 19th, as it does not fall on the evening following a Heritage Markham meeting.

Staff provided a brief description of the nominated sites, and Committee members were encouraged to visit them. Any additional nominations should be forwarded to staff.

The Committee added an additional nomination for the renovation at 26 Church Lane.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the report of the Heritage Markham Awards of Excellence Sub-committee, and endorse the nominations in principle;

AND THAT a nomination be added for Frank Bunn at 26 Church Lane;

AND THAT the nominations be finalized at the November meeting.

CARRIED

19. REQUEST FOR FEEDBACK -DEPUTATION
GALLERY SIGNAGE CONCEPT
ELIZABETH PLASHKES
VARLEY ART GALLERY
216 MAIN STREET
UNIONVILLE HERITAGE CONSERVATION DISTRICT
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Senior Heritage Planner introduced this matter.

Elizabeth Plashkes, representing the Varley Art Gallery, gave a presentation on signage concepts for the gallery. The old directory sign has been removed, and from the street, there is no building identification. The proposal is to install signage on the 4-sided pillar kiosk. The content has not been finalized, but it will include the name and branding of the gallery, fees, website, contact information, the Town logo, a list of Main Street events, and exhibit poster space. The aim is to ensure the gallery is properly identified as belonging to the Town of Markham, and the public.

The next major exhibition is a significant event from the National Gallery and AGO, and they would like to have the sign in place by then.

The Committee commented on the size of lettering and whether it will be visible from passing cars or from across the road.

Ms. Plashkes also mentioned the desire to improve wall signage at the gallery. The name mounted on the east-facing wall is hidden by trees, and the gallery would like to move it or duplicate it on the south-facing side.

The Committee requested that the sign lighting be sensitive to the area and kiosk lighting should be dark-sky friendly.

A motion to support wall signage on both the easterly and southerly wall facades, failed. The Committee had no objection to wall signage on either the east wall or the south wall, but not both walls.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the deputation by Elizabeth Plashkes on behalf of the Varley Art Gallery, and delegate approval of the final design of signage to staff;

AND THAT Heritage Markham supports the proposed 4-sided kiosk sign, with dark sky-friendly lighting.

CARRIED

20. DEMOLITION PERMIT APPLICATION 09 123178 DP
HOUSE AND GARAGE
DAN MCEACHEN
73 OLD KENNEDY ROAD
MILLIKEN COMMUNITY
Extracts: R. Hutcheson, Manager of Heritage Planning
-

The Heritage Planner explained that the house is currently being used as an office for a construction company. The area is slated for major development and the owner would like to retain his business on site, but feels the use may be in conflict with surrounding uses. The owner wishes to find out if the Town would support the demolition of the existing 1930's house and barn. Staff advised that there are three significant trees on the property, and recommend a site visit and delegated authority to the Architectural Review Sub-Committee. The Town has 60 days to comment, as this is a listed property in the Register, otherwise the demolition permit must be issued.

The Committee discussed and compared other buildings in the area.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the Architectural Review Sub-Committee arrange a site visit to 73 Old Kennedy Road to help determine the heritage value of the existing house, barn and trees:

AND THAT authority to comment on behalf of Heritage Markham be delegated to the Architectural Review Sub-Committee due to the short time frame.

CARRIED

21. NEW BUSINESS

- A) 2010 DOORS OPEN

Heritage Markham discussed the organization and implementation of the Doors Open concept. Susan Casella requested that the Doors Open Committee be formally established by the Town of Markham, for the purpose of appointing members and receiving Town support resources.

HERITAGE MARKHAM RECOMMENDS:

THAT Council be requested to formally establish a Doors Open Markham Committee for the Town of Markham, for the purpose of appointing members, providing support resources, and to plan and implement the event on an ongoing basis.

CARRIED

B) ALTERATION TO DWELLING ON MAIN STREET, UNIONVILLE

A Committee member requested staff investigate construction of a side porch at a property on Main Street, Unionville, and whether a Heritage Permit was issued.

C) APPRECIATION

The Chair commented on his attendance at a recent Heritage Conference, and his appreciation for the dedicated members, and expert staff that Heritage Markham enjoys. Members were requested to provide feedback to the Manager of Heritage Planning on the Committee's performance and any issues of concern.

The meeting adjourned at 8:45 p.m.