

**HERITAGE MARKHAM COMMITTEE MEETING
TOWN OF MARKHAM**

Canada Room, Markham Civic Centre
Wednesday, November 12, 2008

Members

Councillor Valerie Burke
Susan Casella
Ted Chisholm
Judith Dawson, Vice-Chair
Deirdre Kavanagh
James Makaruk
Richard Merales
Councillor Carolina Moretti (left:9:30)
Sylvia Morris
Barry Nelson
Denise Sabatini-Fuina
Councillor Joe Virgilio

Regrets

Joyce Watt-Nelson – Chair

Staff

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

Disclosure of Pecuniary Interest

Judith Dawson, Vice-Chair, convened the meeting at 7:20 p.m. by asking for any declarations of interest with respect to items on the agenda. Councillor Carolina Moretti declared an interest in items # 8, 11, and 17, as her son lives on Peter Street, and did not participate in debate or vote on these matters.

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
TENTH HERITAGE MARKHAM MEETING
OCTOBER 8, 2008 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of the Heritage Markham meeting held on October 8, 2008 be received and adopted.

CARRIED

3. HERITAGE MARKHAM BUDGET SUBMISSION 2009 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning reviewed the 2009 budget submission. The Committee discussed various items, and made two changes to the submission:

- a) additional \$20 per meeting to supplement refreshments,
- b) increase the year-end reception allowance by \$100.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham endorses a Heritage Markham budget for 2009 in the amount of \$9360.00;

AND THAT the budget for 2009 be forwarded to the Development Services Commission for consideration by Council.

CARRIED

4. PLANNING FOR HERITAGE MARKHAM
YEAR-END SOCIAL EVENT (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Committee discussed options for the year-end event, and agreed that everyone's schedules are too busy prior to Christmas.

HERITAGE MARKHAM RECOMMENDS:

THAT the year-end event will be held as a New Year's event, at the first meeting in January, 2009, in the Councillor's lounge.

CARRIED

5. COMMITTEE OF ADJUSTMENT VARIANCE & CONSENT APPLICATION
FILE NUMBER A/108/08/, A/109/08, & B/20/08

94 JOHN STREET (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

R. Cefaratti, Committee of Adjustment

The Manager of Heritage introduced this matter. This property has been before the Committee twice recently, with respect to a demolition permit and the Committee of Adjustment applications. Staff do not support the demolition permit and consideration of the application has been deferred. Council has directed staff to consider two options regarding the Consent and Minor Variances:

- a) allow for construction of a second dwelling and permit appropriate compatible uses,
- b) consider severance through the Committee of Adjustment.

The applicant has proceeded with the severance option. Staff support the preservation of the existing Heritage dwelling on the lot and relocation and restoration of the barn, with conditions.

Elena Bevilacqua, 4 Leahill Drive, presented 10 letters from the residents of Deanbank Drive, in objection.

Judson Whiteside, 14 Deanbank Drive, introduced Paul Dilse, Heritage Planning Consultant, representing the residents. Mr. Whiteside discussed his concerns for setting a precedent, the impacts on the streetscape, and preservation of the trees.

Paul Dilse, Heritage Planning Consultant, gave a presentation and provided a memorandum dated November 12, 2008, regarding the proposed severance at 94 John Street. Mr. Dilse outlined the history of development proposals for the subject property, advising that a similar proposal in 1999 had been denied, and he discussed the new house design, the impacts on surrounding properties and the heritage character of the area, zoning provisions, infill lots, and the Town's Heritage policies. He considered that scaled elevations are needed to evaluate the proposal, and that further variances may be required.

The Committee observed that in accordance with land division policies, applications are evaluated on their own merits, so a precedent would not be set. If the application proceeds to the OMB, the house may be demolished or the proposed conditions may not be incorporated. The Committee stated that they must do what is best for the preservation of the house, and that a large addition which could be larger than the size of the proposed new house, is not the preferred option. A small house on a small lot would be marketable, and would maintain the integrity of John Street.

Evelyn Ellison, 48 Julia Street, stated her concerns for the size of the proposed house, and tree preservation.

Marion Mathias, 33 Colborne Street, stated that the house had originally been a Class A house, and had been changed to Class B. Ms. Mathias had concerns for tree preservation, and that this application may set a precedent for severances on as many as eleven other properties, resulting in monster homes.

Carmen Naccarato, owner, and Mike Manett, agent, were in attendance. They responded to comments made, advising that the lot being created would be similar in size to some other properties, such as 90 John Street. Since this property has unusual dimensions and fronts on three roads, it is unique and the severance would not set a precedent. Mr. Naccarato stated that the Town and Heritage Markham wish to preserve the house, and he is working with staff to achieve it. Alternatively, he could build an addition that would be larger than the proposed house, and that would have more of an impact. Mr. Naccarato suggested that the neighbourhood does not want to lose the open space provided by the vacant land and that the proximity of the new house would be aggravated by the existing four-foot setback of the adjacent house. The Committee was also advised that the 1999 development application for this property had been abandoned by the applicant for personal reasons. With respect to traffic, there would be one more car added, and the driveway on John Street would be moved to Leahill Drive.

As directed by Council, the applicant had met with Town staff and the residents on how to proceed, and the residents had not given an indication on which of Council's options they supported. With respect to providing detailed house plans, Mr. Naccarato stated that it is costly and premature to provide detailed drawings at this stage of the process, but that he intends to build the new house within the permitted footprint. The house will be subject to site plan approval, and the applicant will work with staff on details to ensure it is to Heritage design standards.

Mr. Naccarato stated that two trees on Deanbank Drive will be removed for the driveway, and a deposit will be provided to guarantee that all other trees would be preserved, or replaced if necessary.

The Committee debated this matter at length, and expressed concern that the OMB may disregard the Thornhill Heritage Conservation District Plan.

HERITAGE MARKHAM RECOMMENDS:

THAT although Heritage Markham supports the concept of retaining a variety of different lot sizes and frontages in the Thornhill Heritage Conservation District as this is part of the unique character of the heritage district, given the potential for demolition of the heritage dwelling and barn, Heritage Markham can support this specific severance application and requested variances subject to the following:

- That the applicant be required to enter into a Heritage Easement Agreement for the dwelling and barn, and to maintain the house at occupancy standards;
- And that the existing trees along the road frontages be preserved, or replaced if they decline due to the construction;
- And that the barn is relocated and restored as part of the Site Plan approval process;
- And that the proposed new dwelling be of a complementary design to the heritage district, and be built within the existing permitted footprint without additional minor variances for the size and/or location of the house.

CARRIED

6. REQUEST FOR FEEDBACK AND DEMOLITION PERMIT APPLICATION
FILE NO. 08 129283DP
10541 HIGHWAY 48
HERITAGE STATUS OF THE SAMUEL WIDEMAN HOUSE
MILNESVILLE COMMUNITY (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
Christina Doyle-Dimou, Applications Administrator

The Senior Heritage Planner introduced this matter, advising that the owner has requested a demolition permit for the buildings on the property. Due to the condition of the outbuildings, staff can support the demolition of those structures, but not the house. The Town has 60 days to begin the designation process once a demolition permit has been submitted.

Ms. Mai Somermaa of Emery Investments, representing the owners, explained that a contractor estimates the cost of making the house habitable for a tenant, to be in the range of \$80 – 90,000, which in their view, is not economically feasible. The owner is boarding up the building and suggests that a solution may be to find a new owner and move it to Heritage Estates.

The Committee considered that the required repairs may not be as extensive as suggested, and that the building could provide some low-cost housing. The owner is expected to protect the house pending designation, and tenanting is the best way to preserve it in the long term. It was suggested that moving the house to the front of the property may be an option worth exploring.

Staff noted that a consultant has been hired by the Town to develop a strategy for dealing with threatened buildings, and that this house is considered to be an excellent case study for the project.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham advise the owner of the Samuel Wideman House at 10541 Highway 48 that the building is a significant heritage resource listed on the Markham *Register of Properties of Cultural Heritage Value or Interest*, and to ensure its preservation, the house should be repaired and re-tenanting;

AND THAT Heritage Markham does not support the demolition application for this heritage building;

AND THAT Heritage Markham has no objection to the demolition of the barn and sheds;

AND THAT staff prepare a report recommending designation for Council's consideration.

CARRIED

7. REQUEST FOR FEEDBACK
275 MAIN STREET MARKHAM
PROPOSED DETACHED 2 CAR GARAGE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed detached two car garage provided that it is finished with wooden clapboard and the eaves of the right and left side are simplified by deleting the boxed in eave returns.

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

CARRIED

8. REQUEST FOR FEEDBACK
45 PETER STREET
PROPOSED DETACHED 2 CAR GARAGE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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Councillor Carolina Moretti declared an interest in item # 8 as her son lives on Peter Street, and did not participate in debate or vote on the matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the preliminary design for the proposed one storey detached brick garage at 45 Peter St.;

AND THAT final approval of the Site Plan application for the proposed garage be delegated to Heritage Section Staff, provided that the design does not significantly differ from the one reviewed by Heritage Markham;

AND THAT the owner of 45 Peter Street, enter into a Site Plan Agreement with the Town containing the usual provisions regarding materials, windows, colours etc.

CARRIED

9. INFORMATION
179 JOHN STREET
OMB HEARING DECISION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham receive the Ontario Municipal Board Decision on 179 John Street as information.

CARRIED

10. HERITAGE PERMIT APPLICATION
22 COLBORNE STREET
WINDOW REPLACEMENT – 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 the Heritage Permit for 22 Colborne Street as information.

CARRIED

11. DEMOLITION PERMIT APPLICATION
FILE NO. 08 126641 DP
40 PETER STREET
GARAGE DEMOLITION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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Councillor Carolina Moretti declared an interest in item # 11, as her son lives on Peter Street, and did not participate in debate or vote on the matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on the Demolition Permit Application for the garage at 40 Peter Street as information.

CARRIED

12. CORRESPONDENCE (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT the following correspondence be received as information:

- 1) Architectural Conservancy of Ontario: ACORN journal, fall 2008. See article on Municipal Culture Planning.
- 2) Ontario Heritage Trust: Heritage Matters newsletter, September, 2008
- 3) Ontario Historical Society: OHS Bulletin, September, 2008.
- 4) Goldsmith, Borgal and Company Limited. Architects: Promotional Material.
- 5) Toronto Historical Association: October, 2008 Newsletter
- 6) Heritage Canada Foundation: Stop Canada's Landmarks from becoming Landfills Communique.
- 7) Ontario Heritage Trust: Doors Open Symposium, November 21, 2008, Niagara-on-the-Lake.

CARRIED

13. REQUEST FOR FEEDBACK

VINEGAR HILL CULTURAL HERITAGE LANDSCAPE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner introduced this item for the south area of the Markham Village Heritage Conservation District. A Class EA is currently being undertaken on Main Street, and in order to protect the area, the Vinegar Hill Ratepayers Association is requesting a Part IV designation for the Cultural Heritage Landscape. Staff advise that the area is already recognized and protected through the Heritage Conservation District designation, and that the requested designation is not appropriate.

HERITAGE MARKHAM RECOMMENDS:

That Heritage Markham requests that Council pass a resolution to recognize the Vinegar Hill neighbourhood of the Markham Village Heritage Conservation District as a significant Cultural Heritage Landscape;

And that Council advise the Markham Village Conservancy and the Vinegar Hill Ratepayers Association that the Cultural Heritage Landscape of the Vinegar Hill neighbourhood will continue to be protected through the policies of the Markham Village Heritage Conservation District Plan.

CARRIED

14. INFORMATION

FRIENDS OF ARCHIVES OF ONTARIO (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning advised that volunteers are needed to join the Friends of Archives of Ontario organization. Deirdre Kavanagh explained that the organization is in danger of dissolving if more people do not get involved.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the information on the Friends of the Archives of Ontario, and congratulate Deirdre Kavanagh on her appointment to that organization's Board of Directors;

AND THAT Heritage Markham members are encouraged to communicate the need for additional board members using their own heritage network of friends and acquaintances.

CARRIED

15. INSURANCE COVERAGE FOR OLDER PROPERTIES (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Manager of Heritage Planning gave a brief explanation of this matter.

HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED

16. COMMERCIAL FAÇADE
GRANT REQUESTS

96 & 116 MARKHAM MAIN STREET NORTH
5 GEORGE STREET

136 & 159 MAIN STREET UNIONVILLE (16.11)

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

The Heritage Planner described the five new grant requests that have been received. The Committee discussed the requests and made some changes to the recommendations.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the Commercial Façade Improvement Grant request for 136 Main St. Unionville, on the condition that if any original materials are found, that the funds only go towards restoration of those materials, not replacement;

AND THAT Heritage Markham supports the Commercial Façade Improvement Grant request for 159 Main St. Unionville, with a request to the owner that consideration be given to replacing the bay window at the front with the original style of window;

AND THAT Heritage Markham supports the Commercial Façade Improvement Grant request for 5 George St. Markham Village;

AND THAT Heritage Markham supports the Commercial Façade Grant request for 96 Markham Main St. N. provided that the existing windows are recycled or diverted from landfill and that the replacement windows are wood having pane divisions or exterior adhered muntin bars that reflect the pane divisions of the original windows when the building was constructed;

AND THAT Heritage Markham supports the Commercial Façade Grant request for 116 Markham Main St. N. provided that a site visit determines that the existing historic wooden windows are not structurally capable of being restored.

CARRIED

17. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NO. A/111/08
28 PETER STREET
VARIANCES RELATED TO A PROPOSED GARAGE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Cefaratti, Committee of Adjustment
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Councillor Carolina Moretti declared an interest in item # 17, as her son lives on Peter Street, and did not participate in debate or vote on the matter.

The Manager of Heritage Planning provided a memorandum outlining the amended variances being requested. Staff recommend an arborist's report be obtained, to ensure the mature tree is not damaged.

The applicant's representative was in attendance to answer any questions.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the variances from a heritage perspective subject to the garage not impacting any healthy trees on the property;

AND THAT Heritage Markham will comment on the design of the garage at the Site Plan application stage.

CARRIED

18. REQUEST FOR FEEDBACK
2 AILEEN LEWIS COURT
PROPOSED ORIENTATION AND PRELIMINARY DESIGN OF ADDITION
TO THE THOMAS BRUELS HOUSE (16.11)
Extracts: P. Wokral, Heritage Planner

The Heritage Planner reviewed previous discussions regarding the orientation of the Thomas Bruels House at 2 Aileen Court. The Architectural Review Subcommittee supports the house facing on Aileen Lewis Court, subject to conditions. Revised drawings were presented.

The applicants were in attendance to answer any questions.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports orienting the Thomas Bruels House to face Aileen Lewis Court provided that:

- The proposed addition is transposed along the back wall of the Bruels House in order to preserve the existing rear gable, eliminate the need for the proposed new brick gable, and to shift the building mass of the proposed addition further away from Heritage Corner's Lane;
- The gables of the rear façade of the addition are simplified so that it does not resemble a principal façade;
- The proposed octagonal attic vent of the addition is deleted;
- The depth of the proposed side porch is reduced to no more than 6 feet, or the space is converted to a one storey enclosed glazed porch based on historic Markham examples;
- The decorative verandah post brackets are eliminated from all the porches or verandahs except for the front porch
- The roofline of the Bruels House is revised to reflect the existing historical configuration;
- The verandah posts attached to the walls are drawn as half posts;
- The design of the decorative verandah posts are revised to reflect the brackets shown in the archival photograph of the Bruels House, or similar historic bracket designs from a similarly aged local houses.

AND THAT Heritage Section staff work with the applicant and their designer to achieve the recommendations of the Architectural Review Sub-Committee.

CARRIED

19. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NO. A/122/08
PROPOSED REMODELLING AND
ADDITION TO 23 CHURCH STREET (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Cefaretti, Secretary-Treasurer, Committee of Adjustment

The Senior Heritage Planner introduced this item and explained that staff prefer that the 19 ft. width be maintained in the side yard, which functions as the rear yard.

HERITAGE MARKHAM RECOMMENDS:

THAT the recommendations made by the Architectural Review Subcommittee of October 27, 2008 regarding the proposed remodelling of and addition to 23 Church Street, be adopted;

AND THAT Heritage Markham supports the requested variances contained in Minor Variance Application A/122/08;

AND THAT the owners of 23 Church Street enter into a Site Plan Agreement with the Town containing the usual provisions regarding windows, materials, colours, etc.;

AND THAT final approval of the Site Plan Application to remodel and add to 23 Church Street be delegated to Heritage Section Staff provided it does not significantly differ from the design reviewed by Heritage Markham.

CARRIED

20. SITE PLAN APPROVAL APPLICATION
5 GEORGE STREET
FILE NO. SC 08 128 997
PROPOSED NEW PARKING LOT + LANDSCAPING (16.11)

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

The Heritage Planner advised that staff support the application, but have conditions dealing with preserving the residential character.

The owner was in attendance, and explained the reasons for requesting 9 parking spaces, 2 more than required by the by-law.

The Committee discussed tree preservation issues.

HERITAGE MARKHAM RECOMMENDS:

THAT the residential character of 5 George St. be maintained by retaining as much green space as possible with consideration given to including the trees located at the southeast corner of the parking lot, by limiting the number of parking spaces to the minimum required under the By-law;

AND THAT Heritage Markham supports the proposed restoration and landscaping plan for 5 George St.

AND THAT final approval of the Site Plan Application to construct a parking lot and landscape 5 George St. be delegated to Heritage Section Staff.

CARRIED

21. SITE PLAN CONTROL APPLICATION

236 MAIN STREET UNIONVILLE

FILE NO. SC 08 129394

PROPOSED NEW STORAGE SHED (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

The Heritage Planner reviewed the proposal for a new storage shed, and advised that staff are in support.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the architectural design of the proposed storage shed at 236 Main Street Unionville;

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

AND THAT final approval of the Site Plan application to construct a new storage shed at 236 Main St. Unionville be delegated to Heritage Section Staff provide that there are no major revisions to the current application.

CARRIED

22. NEW BUSINESS

Extracts: R. Hutcheson, Manager of Heritage Planning

a) 9 Euclid Street

The Committee was advised that the windows installed at 9 Euclid Street are not consistent with the approved plans. Staff discussed various methods available to ensure the owner complies, and it was agreed that staff will pursue issuance of a Stop Work Order.

b) Doors Open Symposium

Deirdre Kavanagh indicated an interest in attending the Doors Open Symposium on November 21, 2008, at Niagara-on-the-Lake.

HERITAGE MARKHAM RECOMMENDS:

THAT registration and mileage costs be approved for Deirdre Kavanagh to attend the Doors Open Symposium on November 21, 2008, at Niagara-on-the-Lake.

The meeting adjourned at 10:00 p.m.