

**HERITAGE MARKHAM COMMITTEE MEETING
TOWN OF MARKHAM
Canada Room, Markham Civic Centre
Wednesday, August 13, 2008**

Members

Ted Chisholm
James Makaruk
Sylvia Morris
Denise Sabatini-Fuina
Councillor Valerie Burke
Councillor Joe Virgilio

Regrets

Judith Dawson, Vice-Chair
Joyce Nelson-Watt, Chair
Councillor Carolina Moretti
Susan Casella
Deirdre Kavanagh
Barry Nelson

Staff

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

Disclosure of Pecuniary Interest

Councillor Joe Virgilio, Acting Chair, convened the meeting at 7:20 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)

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda and addendum agenda be approved.

CARRIED.

2. ADOPTION OF MINUTES
SEVENTH HERITAGE MARKHAM MEETING
JULY 8, 2008 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

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

CARRIED.

3. ZONING BY-LAW AMENDMENT APPLICATION
FILE NO. ZA 08 117730
2 PETER STREET, MARKHAM VILLAGE
REDUCE LOT FRONTAGE-CREATION OF NEW LOT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning gave a presentation on this application.

Jim Boylan, owner, and Ben Quan, representing the applicant, were in attendance. Mr. Quan gave a history of the development proposals for this property, reviewing a prior severance application that had been withdrawn in 2005. He advised that this is a very sensitive proposal, and that the applicant is willing to give something back to the community by arranging for the relocation of a threatened Heritage house (the Robert Armstrong House at Kennedy Road and Hwy 7) to the severed lot.

Donna Wigmore provided a handout of information regarding the development of the area, and addressed the Committee with concerns that this proposal may set a precedent for future severances, and would undermine Heritage Conservation District policies.

Matthew Moore addressed the Committee in opposition to the proposal, and commented on the importance of the neighbourhood atmosphere, preservation of the mature trees, the wide lots, and heritage streetscape.

Gary Wharton stated his opposition to the proposal to split the lot, and spoke in favour of preserving the large lots in the area.

Neil Olorenshaw gave a presentation and displayed photographs of the subject property, illustrating the potential impacts on the streetscape and vegetation. He reviewed the reasons that Heritage Markham had denied the previous proposal in 2005, and he noted that there had been no changes to the proposal in this latest application. Mr. Olorenshaw expressed concern that this may set a precedent for other zoning requests.

Heather Weston discussed the commitment that is required when one chooses a Heritage house. Ms. Weston was opposed to the proposal, stating that, to her knowledge, no severances have ever been permitted on Peter Street

Cathy Fullarton advised the Committee that the neighbourhood is opposed to the application. Ms. Fullarton had concerns for the impacts of this proposal on the streetscape.

Mr. Quan summarized that this rezoning proposal would be site-specific to deal with this unique property, which is larger than most due to the added road

allowance, and its proximity to townhouses. He discussed Provincial Policy Statements and initiatives for intensification and efficient use of land.

The Chair clarified that the purpose of this hearing is to provide comments to the Development Services Committee on the rezoning application, and that a statutory Public Meeting will be held as part of the process. Committee members discussed the statistics of the lot sizes in the area and policies relating to stable neighbourhoods not being intensified, and agreed that the streetscape must be maintained.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the Zoning By-law Amendment for reduced lot frontage at 2 Peter Street due to the impact of the future new lot on the existing pattern of lot development on Peter Street and the impact on the heritage streetscape.

CARRIED.

4. SITE PLAN APPLICATION
FILE NO. SC 08 116643
15 GEORGE STREET
PROPOSED REVISIONS TO SITE PLAN APPLICATION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
S. Marsh, Senior Planner
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David Johnston presented drawings and advised that a Forester's Report has been prepared, and that all the trees will be preserved. He described the buildings, the garage addition and the restoration of the existing Heritage house.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham thank the applicant for the proposed restoration of the existing heritage house on its original foundation;

AND THAT Heritage Markham has no objection to the revised site plan showing two separate buildings;

AND THAT the 2 car garage with the second floor living unit set back furthest from George St. be designed to resemble a traditional outbuilding or urban barn.

AND THAT the review of the elevations be referred to staff for approval.

CARRIED.

5. SITE PLAN APPROVAL APPLICATION
FILE NO. SC 06 134364
5954-5956 HIGHWAY #7 EAST
PROPOSED REVISIONS TO SITE PLAN AGREEMENT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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David Johnston displayed drawings and described the status of the Phase I and II development with respect to demolition, building permits, the proposed patio, and the proposed renovations involving a larger building to be attached to 8 Main Street North and the deletion of the building behind 4 Main Street North. Mr. Johnston advised that the Black Walnut tree on the property will be protected and preserved.

The Committee reviewed the recommended conditions, and Mr. Johnson indicated his agreement.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed revisions to the site plan and Site Plan agreement for Markham Crossing 5954-5956 Hwy 7 E. provided that the proportions of window and door openings on the proposed addition to 8 Markham Main St. N. are revised to reflect that the addition is a larger scale building than the other approved building at 5954 Hwy. 7 E.;

AND THAT the area previously occupied by building footprint be strategically landscaped and treed to provide space for a potential patio;

AND THAT final approval of the revisions be delegated to Heritage Section Staff.

CARRIED.

6. REQUEST FOR FEEDBACK
2 AILEEN LEWIS COURT
BRUELS HOUSE RELOCATION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner gave a presentation on this application.

Russ Gregory, representing the applicant, requested reconsideration of the Architectural Review Subcommittee recommendation that the Heritage House being relocated to this lot be orientated to face west onto Heritage Corners Lane.

The applicants believe the shape of the house, the proposed addition, and the view to the travelling public is better suited to face east onto Aileen Lewis Court. A Minor Variance may be required if it is sited as recommended.

Ms. Halla Palubiski, applicant, stated that she is willing to do whatever mitigation measures are required, such as improved landscaping, in order to make the requested orientation acceptable.

The Committee members discussed the orientation of other corner lots facing Heritage Corners Lane. Committee advised that Council intended this to be a prominent building, and must be preserved accordingly.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the Site Plan be revised so that the Thomas Bruels House be oriented to face west onto Heritage Corners Lane instead of Aileen Lewis Court;

AND THAT the proposed additions be revised to reflect the authentic proportions and locations of window and door openings of late 19th century farmhouses.

CARRIED.

7. REQUEST FOR FEEDBACK
DRIVEWAY PAVING-USE OF STREET PRINT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Marsh, Senior Planner, Urban Design
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham does not support the use of StreetPrint for driveways in Heritage Estates or in Heritage Conservation Districts due to its contemporary appearance and tendency to deteriorate.

CARRIED.

8. DESIGNATION
5 ROUGECREST DRIVE
PROPOSED DESIGNATION OF MODERNIST HOUSE (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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In response to Committee's questions, staff confirmed that Nancy O'Brien will be performing the research, and that "flagging" the property could be achieved by adding the property to the register of properties of value.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the property at 5 Rougecrest Drive be "flagged" by adding the property to the register of properties of value, so that if any applications come in, Heritage Section staff and Heritage Markham will be aware.

AND THAT further research is needed to fully understand the significance of the Elliott House.

CARRIED.

9. BUILDING PERMIT APPLICATION
FILE NO. 08 121109 NH
156 MAIN STREET UNIONVILLE
RECONSTRUCTION OF REAR ADDITION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
L. Beattie, Applications Administrator
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HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED.

10. SITE PLAN APPROVAL APPLICATION
FILE NO. SC 04 020976
6890 14TH AVENUE
MODIFICATIONS TO APPROVED SITE PLAN (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
N. Surti, Senior Planner
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HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED.

11. HERITAGE PERMIT APPLICATION
FILE NO. HE 08 121816
17 MAPLE LANE
HERITAGE PERMIT APPROVED BY STAFF ON BEHALF OF HERITAGE
MARKHAM DRIVEWAY AND LANDSCAPING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED.

12. HERITAGE PERMIT APPLICATION
FILE NO. HE 08 120929
27 PARKWAY AVENUE
HERITAGE PERMIT APPROVED BY STAFF ON BEHALF OF HERITAGE
MARKHAM REPLACEMENT OF ASPHALT SHINGLES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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HERITAGE MARKHAM RECOMMENDS:

Receive as information.

CARRIED.

13. SITE PLAN APPROVAL APPLICATION
FILE NO. SC 05 012869
7 BEWELL DRIVE (FORMERLY 7447 9TH LINE)
PROPOSED REVISIONS TO SITE PLAN AGREEMENT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the drawings reflecting the proposed revisions to Site Plan Agreement for 7 Bewell Drive be revised to show the appropriate 2 over 2 window pane divisions, four paneled doors, brick chimneys and decorative verandah brackets shown in the previously approved drawings prepared by Scott Rushlow;

AND THAT the drawings be revised to show a physical break in the roofline where the proposed addition attaches to the existing kitchen tail;

AND THAT the north facing, ground floor window of the kitchen wing be elongated to its original heritage proportions, altering the interior kitchen cabinetry to accomplish this;

AND THAT the horizontal wooden band shown on the kitchen tail below the windows be deleted;

AND THAT the exterior wooden horizontal band shown on the 1 ½ storey, 2 car garage between the ground and second floor be deleted;

AND THAT final approval of the revisions to the Site Plan Agreement be delegated to Heritage Section Staff.

CARRIED.

14. SITE PLAN APPROVAL APPLICATION
FILE NO. SC 05 013108
15 BEWELL DRIVE (FORMERLY 7449 9TH LINE)
PROPOSED REVISIONS TO SITE PLAN AGREEMENT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the drawings reflecting the proposed revisions to Site Plan Agreement for 15 Bewell Drive be revised to show architectural details including the louvered shutters, door paneling and details of the transom and sidelights of the main entrance;

AND THAT the 2 over 2 windows of the stone portion of the house be revised to reflect historically more appropriate 6 over 6 wooden single hung windows;

AND THAT the proposed brick cladding of the addition to the existing brick one storey tail be revised to wooden vertical tongue and groove siding;

AND THAT the proposed single sidelight beside the door on the east side be deleted;

AND THAT Heritage Section Staff conduct a visit to determine the original location of heritage window and door openings on the south and east elevations of the one storey brick tail and make sure that these are reflected in the final elevations;

AND THAT the exterior horizontal wooden band between the first and second floor of the proposed 1 ½ storey 2 car garage be deleted;

AND THAT final approval of the proposed revisions to the Site Plan Agreement for 15 Bewell Drive be delegated to Heritage Section Staff.

CARRIED.

15. COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NO. A/79/08
12 HERITAGE CORNER'S LANE
MINOR VARIANCE APPLICATION(16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
R. Ceforatti, Committee of Adjustment
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HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the requested variance for 12 Heritage Corner's Lane to permit a gross floor area of 212.3 m² where the by-law permits a maximum ground floor area of 139 m².

CARRIED.

16. 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:

1. City of Brantford: Thank you for tour of Markham Heritage Conservation Projects.
2. Heritage Canada Foundation: Communique News Release.
3. Toronto Historical Association: Newsletter, August 2008.
4. Friends of the Archives of Ontario: Legacy Newsletter May/June 2008.

CARRIED.

17. REQUEST FOR FEEDBACK
241 MAIN STREET NORTH
PROPOSED PARKING LOT EXPANSION: MARKHAM VILLAGE GO
STATION (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
G. Duncan, Senior Heritage Planner

The Manager of Heritage Planning introduced this application.

Donna Wigmore presented a letter and discussed her concern that the proposal would undermine the intent of the Heritage Conservation District policies, and that it may create traffic problems.

The Chair clarified that the property owner is not required to apply for municipal approvals for this proposal, but that GO is willing to work with the Town to address issues and concerns. The objective of the Heritage Markham review is to negotiate some improvements to the site. A requirement for an interpretive plaque was added to the recommendations.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the demolition of the former Shell service station and car wash at 241 Main Street North, Markham Village;

AND THAT Heritage Markham has the following comments of the proposed parking lot expansion at the Markham Village GO station:

- That the parking area visible from Main Street be screened in a manner compatible with the heritage character of the heritage conservation district (i.e. masonry or stone fencing and landscaping;
- That landscaping and trees be introduced within the parking area and adjacent to the residential property to the north;
- That any proposed signage comply with the design requirements of the heritage conservation district and Town sign by-law;
- That consideration be given to using a heritage light standard similar to that used on Main Street Markham;
- That an interpretive plaque be required.

CARRIED.

18. REQUEST FOR FEEDBACK
243 MAIN STREET UNIONVILLE
POTENTIAL DEMOLITION OF HOUSE FOR CHURCH PARKING LOT
EXPANSION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Marsh, Senior Planner, Urban Design
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The Manager of Heritage Planning explained the proposal.

Committee members discussed access and landscaping issues, and whether demolition was appropriate. It was agreed to defer this matter until the applicant was in attendance to discuss these issues with the Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham defer consideration of the potential demolition of the 1954 house at 243 Main Street, Unionville, until the applicant is in attendance.

CARRIED.

19. ADMINISTRATION
NEW COMMITTEE CLERK (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Chair introduced and welcomed the new Committee Clerk, Kitty Bavington.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham welcomes Kitty Bavington to the Heritage Markham committee;

AND THAT Heritage Markham extends its thanks for Candy Davidovits for her 2 years of service to the Heritage Markham committee.

CARRIED.

20. DEPUTATION BY MR. PAUL LEVY
PROJECT MANAGER, DEL MANAGEMENT SOLUTIONS INC.
ONTARIO REALTY CORPORATION
HERITAGE PROPERTIES IN SOUTH MARKHAM
HISTORIC PROPERTY WINDOW POLICIES (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner introduced this matter.

Paul Levy discussed fitting and maintenance difficulties, and energy efficiency and cost issues relating to the windows in rental properties. He displayed photographs and colour samples of the proposed storm windows for rental properties, that would be used on a temporary basis in instances where no storms exist, particularly for the houses at 7293, 7295 and 8042 Reesor Road, and 8402 Steeles Avenue. Once the properties change to private ownership, the aluminium storm windows would be replaced with more appropriate materials.

Committee members agreed to use the word “shall” instead of “could” in the draft resolution. Staff explained that this would not set a precedent, as these houses are not in Heritage Conservation District, so there is more flexibility.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the deputation of Mr. Paul Levy;

AND THAT Heritage Markham has no objection to the use of aluminium storm windows painted to match the colour of the heritage windows to improve thermal efficiency for ORC rental dwellings subject to the following:

- Should these properties be sold by the ORC and acquired by private individuals, the replacement of the aluminium storm windows with more appropriate wooden storm windows shall become a condition of sale or future Site Plan agreements.
- Properties that still have their original storm windows would have to maintain them and would not be eligible for aluminium replacements unless the storms were failing.

CARRIED.

21. INFORMATION

BUILDING PERMIT APPLICATION 08 123508

8205 McCowan Road (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

HERITAGE MARKHAM RECOMMENDS:

Given that work on the property has already occurred, Heritage Markham would like to express its disappointment in the actions of the owners of 8205 McCowan Road in removing the original wooden windows from the manse;

AND THAT the owners be contacted by letter confirming that the property is listed on the Markham Register of Properties of Cultural Heritage Value or Interest and that prior to any future alterations to the exterior of the building, the owners contact the Heritage Section for consultation.

CARRIED.

22. DESIGNATION AND HERITAGE EASEMENT AGREEMENT
THE MELVILLE CHURCH AND CEMETERY

11248 Kennedy Road (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

HERITAGE MARKHAM RECOMMENDS:

THAT the Melville church and cemetery be designated under Part IV of the Ontario Heritage Act in accordance with the Committee of Adjustment decision of July 16, 2008;

AND THAT Heritage Markham has no objection to the owner of the Melville church entering into a Heritage Conservation Easement agreement with the Town in accordance with the Committee of Adjustment decision of July 16, 2008.

CARRIED

23. REQUEST FOR FEEDBACK
PROPOSED NEW COACH HOUSE

237 Main St. Unionville (16.11)

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

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed 2 storey coach house at 237 Main St. Unionville subject to:

- Change front window to a more traditional window treatment (i.e. 2/2 pane division)
- Compliance with the approved variances to the by-law and the conditions required by the Committee of Adjustment in February of 2005;

AND THAT final approval of the Site Plan application be delegated to Heritage Section Staff.

CARRIED

24. APPEAL TO THE ONTARIO MUNICIPAL BOARD
THE JOHN RAMER HOUSE AND BARN (16.11)

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

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive Memorial Gardens Canada Ltd. Notice of appeal to the Ontario Municipal Board regarding the John Ramer House and Barn at 6278 19th Avenue as information.

CARRIED

The meeting adjourned at 9:30 p.m.