

**HERITAGE MARKHAM COMMITTEE MEETING
TOWN OF MARKHAM
Canada Room, Markham Civic Centre
Wednesday, April 9, 2008**

Members

Joyce Nelson-Watt, Chair
Susan Casella
Ted Chisholm
James Makaruk
Sylvia Morris
Barry Nelson
Denise Sabatini-Fuina
Councillor Valerie Burke
Councillor Carolina Moretti
Councillor Joe Virgilio

Regrets

Judith Dawson, Vice-Chair
Deirdre Kavanagh

Staff

Regan Hutcheson, Manager, Heritage Planning
George Duncan, Senior Heritage Planner
Peter Wokral, Planner, Heritage and Conservation
Candy Davidovits, Committee Secretary

Disclosure of Pecuniary Interest

The Chair convened the meeting at 7:20 p.m. by asking for any declarations of interest with respect to items on the agenda.

1. APPROVAL OF AGENDA (16.11)

HERITAGE MARKHAM RECOMMENDS:

THAT the Heritage Markham agenda and addendum agenda be approved.

CARRIED.

2. ADOPTION OF MINUTES
THIRD HERITAGE MARKHAM MEETING
MARCH 12, 2008 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT the Minutes of the Heritage Markham meeting held on March 12, 2008, be received and adopted.

CARRIED.

3. REQUEST FOR FEEDBACK
156 MAIN STREET, UNIONVILLE
WINDOW REPLACEMENT AND OTHER ISSUES (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning
C. Santoro, Building Inspector

The Senior Heritage Planner gave a presentation on this application.

Mr. David Johnston, Architect, addressed the Heritage Markham Committee, on behalf of the property owner, in support of this application. Mr. Johnston indicated his client would comply with recommendations #1 and #2 but requested that recommendation #3 be amended so that the vinyl siding does not have to be removed from the rear portion of the building. He stated that his client and the property manager for the property had spoken to the property owner to the south who advised them that the vinyl siding on the south side of the building at 156 Main Street was installed many years ago. Mr. Johnston also advised that his client will restore the window on the north wall and replace it exactly as it was originally.

Ms. Terese Taber, property owner, also addressed the Heritage Markham Committee.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends, in order to bring 156 Main Street Unionville, into heritage compliance:

1. That the owner enter into the Heritage Easement Agreement as required by the Minor Variance approval (application number A/11/03);

2. That the north window be restored to a 1/1 sash-style window of a smaller width, as shown in the c.1998 photo (taken at the time the rear outbuildings were demolished); and
3. That the vinyl siding be removed from the rear portion of the building and replaced with siding that meets the guidelines of the Unionville Heritage District Plan (Heritage Markham's requirement from 2002).

CARRIED.

4. INFORMATION
9 STATION LANE, UNIONVILLE
STIVER MILL - REQUEST FOR EXPRESSION OF INTEREST (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

That this item be received as information.

CARRIED.

5. INFORMATION
NINTH LINE ENVIRONMENTAL ASSESSMENT MEETING (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

That this item be received as information.

CARRIED.

6. AWARDS
HERITAGE COMMUNITY RECOGNITION PROGRAM 2008-CALL FOR
NOMINATIONS (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner gave a presentation on this matter and distributed a listing of recipients of this award for the years 1997 to 2005.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham members begin to think about possible nominations for the Heritage Community Recognition Program 2008, and bring their suggestions to the next meeting of Heritage Markham.

CARRIED.

7. SITE PLAN APPROVAL APPLICATION

7149 16TH AVENUE

PROPOSED RESTORATION OF THE HAWKINS HOUSE (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

P. Wokral, Heritage Planner

HERITAGE MARKHAM RECOMMENDS:

THAT final approval of the Site Plan application for the Hawkins house be delegated to Heritage Section Staff, provided that it is based on the restoration drawings of the Hawkins House prepared by Scott Rushlow which were approved by Heritage Markham in 2004.

CARRIED.

8. CORRESPONDENCE (16.11)

Extract: R. Hutcheson, Manager of Heritage Planning

HERITAGE MARKHAM RECOMMENDS:

THAT the following Correspondence be received as information:

1. The Markham Economist & Sun: More history on the way-new book about Markham;
2. The Toronto Star: Urban tragedy unfolding as high rise to erase history;
3. Friends of the Archives of Ontario: Heritage Legacy newsletter, November/December 2007 Issue;
4. Old House Journal: February 2008 Issue;
5. Old House Journal: April 2008 Issue;
6. Community Heritage Ontario: CHO News, March 2008 issue;

7. Landmarks Not Landfill: 2008 Heritage Conservation Conference Information;
8. Ontario Heritage Trust: Heritage Matters Newsletter, February 2008 Issue;
9. Friends of the Archives of Ontario: Heritage Legacy Newsletter, March/April 2008 Issue; and
10. Ontario Historical Society Bulletin, February 2008 Issue and 2008 Annual Conference Notification

CARRIED.

9. ZONING BY-LAW AMENDMENT APPLICATION
PLAN OF SUBDIVISION
FILE NOS. SU 08 110200 & ZA 08 110187
7085 14TH AVENUE
HERITAGE HOUSE IN PLAN OF SUBDIVISION (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
N. Surti, Project Planner
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The Senior Heritage Planner gave a presentation on this application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that the context of the Abraham Koch House be improved through an adjustment of the lot pattern in the proposed plan of subdivision, with particular attention to retaining appropriate views to and from the original front (north elevation);

AND THAT the applicant consider changing the location of the Parkette from Block 14 to Block 8, which would provide the Koch House with an appropriate amount of foreground;

AND THAT the standard heritage clauses be included in any draft approval of this subdivision, including clauses to address designation, heritage easement agreement, letter of credit, legal survey, protection mechanisms, site plan agreement/restoration plan, marketing plan, Markham Remembered interpretive plaque and notice provisions.

CARRIED.

10. ZONING BY-LAW AMENDMENT APPLICATION
FILE NO. ZA 07 118026
8293 & 8303 WARDEN AVENUE
INTEGRATION OF HERITAGE HOUSE INTO DEVELOPMENT
PROPOSAL(16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
S. Heaslip, Project Planner
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The Senior Heritage Planner gave a presentation on this application. Committee members expressed concerns regarding the future use of the heritage house and its proposed proximity to Warden Avenue.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham consider the recommendations of the Heritage Impact Assessment prepared by Wayne Morgan, Heritage Planner, dated March 2008, concerning the Sheridan-Paterson House but cannot comment further on the recommendations until there is a more formalized plan showing its use, sitting and restoration details;

AND THAT heritage conditions be included in a future Site Plan Agreement, dealing with the preservation and treatment of the heritage house;

AND THAT the owner be required to enter into a Heritage Easement Agreement as part of a future Site Plan Agreement, to include selected features of the building interior.

CARRIED.

11. SITE PLAN APPROVAL APPLICATION
FILE NO. SC 08 111774
8980 WOODBINE AVENUE
PROPOSED REAR EXTENSION TO HERITAGE HOUSE (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 and distributed drawings prepared by Hunt Design Associates Inc. for the proposed addition at 8980 Woodbine Avenue.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed massing and cladding of the rear addition to 8980 Woodbine Avenue;

AND THAT the second storey windows of the original Alexander Brown house on the south elevation be replaced with wooden, two over two, single hung windows;

AND THAT the transom and sidelights of the main entrance on the east elevation be replaced with wooden windows having the pane divisions visible in the archival photograph of the house;

AND THAT the architectural trims of the proposed additions be simplified and based on local historic examples;

AND THAT the middle second storey windows be altered to be more complementary to the proportions and pane divisions of the other proposed windows;

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

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

CARRIED.

12. SITE PLAN APPROVAL APPLICATION
COMMITTEE OF ADJUSTMENT VARIANCE APPLICATION
FILE NOS. SC 08 112005 & A/37/08
15 STATION LANE, UNIONVILLE
PROPOSED NEW ADDITION (16.11)
Extracts: R. Hutcheson, Manager, Heritage Planning
P. Wokral, Heritage Planner
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The Heritage Planner gave a presentation on this application.

Mr. Russ Gregory, The Gregory Design Group, addressed the Heritage Markham Committee, on behalf of the property owners, in support of this application.

Mr. Patrick Garel, property owner, was also in attendance.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the requested minor variance to permit the expansion of a legal non-conforming use;

THAT Heritage Markham has no objection to the proposed footprint of the addition to 15 Station Lane;

THAT the central entrance of the original house be restored based on historic Unionville or Markham examples;

THAT the north and east elevations of the proposed addition should be revised to reflect the earlier construction date, composition and Georgian Tradition details of the original house;

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

AND THAT Heritage Section staff be delegated final approval of the Site Plan application for 15 Station Lane.

CARRIED.

13. PLAQUES

PLAQUES FOR BUILDINGS IN THE HERITAGE DISTRICTS (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

The Senior Heritage Planner gave a presentation on this matter.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports, in principle, a wooden plaque design similar to that used by the Town of Aurora, for buildings located in heritage conservation districts;

AND THAT Heritage Markham awaits further information from the Markham Village Conservancy on their opinion of this option, and on the other types of plaques they are considering;

AND THAT Heritage Markham requests Heritage Section staff to examine the potential funding of a portion of these plaques through a cost-sharing arrangement using the Heritage Reserve Fund.

CARRIED.

14. GRANT PROGRAMS
PROPOSAL FOR RESIDENTIAL HERITAGE GRANT PROGRAM (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Manager of Heritage Planning gave a presentation on this matter and submitted a report dated April 9, 2008, to the Heritage Markham Committee containing recommendations on the proposed program.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham fully supports the development and implementation of non-commercial designated property grant program to encourage the preservation, restoration and enhancement of heritage buildings in the Town of Markham by providing a financial incentive to private owners of designated properties for the repair and restoration of existing heritage features and the restoration of missing heritage features;

AND THAT Heritage Markham endorses the draft proposal for the grant program as presented at the April 9, 2008 meeting of the committee;

AND THAT Heritage Markham has no objection to using either \$100,000 from the Heritage Loan Fund to fund a 4 year program or using the interest from the Heritage Loan Program to fund the program.

CARRIED.

15. HERITAGE PERMIT APPLICATION HE 08 112403
REPLACE/REPAIR EXTERIOR CLADDING
22 JOHN STREET
THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning;
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The Senior Heritage Planner gave a presentation on this application.

Mr. David Jordon addressed the Heritage Markham Committee on behalf of the property owner and circulated photographs showing the condition of the boards on each elevation of the house. Mr. Jordon advised that the owner proposes to remove the siding, clean up the existing old boards, reinstall the boards that are in good shape, install new boards where necessary and then paint the entire house. Every attempt will be made to ensure that any new boards installed will be in the existing profile of the original siding.

Mr. Jordon advised that the owner will prepare samples of materials to be used and submit them to staff for approval prior to undertaking the work.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham receive the presentation regarding 22 John Street, and refer the Heritage Permit application to the Architectural Review Sub-Committee for a site visit, with authority to approve.

CARRIED.

16. SITE PLAN CONTROL APPLICATION SC 07 120999
ANGUS GLEN RETAIL VILLAGE
9994 KENNEDY ROAD/4495 MAJOR MACKENZIE DRIVE
ANGUS GLEN COMMUNITY (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
R. Blake, West District Coordinator
G. Day, Planner
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The Manager of Heritage Planning gave a presentation on this application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the revised placement of the new addition as it relates to the existing schoolhouse subject to the rear tail addition component (new construction) being clad in a siding material (wood, wood-like material, synthetic siding replicating wood) rather than brick and recessed or indented slightly on the north elevation to provide a shadow line;

AND THAT as a condition of Site Plan Approval, a separate, detailed restoration plan for the Colty Corner Schoolhouse, based upon archival photographs, be prepared and included in the Site Plan Agreement, and that a Heritage Easement Agreement be secured as a condition of the Site Plan Approval;

AND THAT the restoration plan for the schoolhouse include, but not be limited to, the following:

- Foundation treatment to generally reflect the former height and material (fieldstone cladding);
- Removal of existing veranda;
- Restoration of the front elevation treatment with two solid, paneled doors, wood framed-two paned transom and appropriate landing;
- Restoration of chimney;
- Retention of wooden soffits and fascia; and
- Retention of wooden 6/6 windows;

AND THAT the design of the play area fence be based upon a historic precedent, be complementary to the heritage structure, and preferably be constructed of wood.

CARRIED.

17. ALTERATIONS TO A HERITAGE BUILDING
28 JOHN STREET
THORNHILL HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
Jody Parsons, Town Prosecutor
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The Heritage Planner gave a presentation on this application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the pressing of charges on the owner of 28 John Street for altering the exterior of a designated building without obtaining approval from the municipality and for replacing the original wooden windows with new windows.

CARRIED.

18. REQUEST FOR FEEDBACK
PROPOSED EXTERIOR REMODELLING
NESBITT RESIDENCE
17 UNION STREET
UNIONVILLE HERITAGE CONSERVATION DISTRICT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning
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The Heritage Planner gave a presentation on this application.

Mr. Russ Gregory, The Gregory Design Group, addressed the Heritage Markham Committee in support of this application.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham supports the conceptual plans for the proposed remodeling of 17 Union Street;

THAT the owner of 17 Union Street apply for Site Plan approval and enter into a Site Plan agreement with the Town containing the usual provisions regarding windows, materials, colour, etc.;

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

CARRIED.

19. CONFERENCES

AUTHORIZATION TO ATTEND "LANDMARKS NOT LANDFILL"

HERITAGE CONFERENCE – MAY 30 TO JUNE 1, 2008 (16.11)

Extracts: R. Hutcheson, Manager of Heritage Planning

Joyce Nelson-Watt requested the Heritage Markham Committee to consider sending delegates to the 2008 Heritage Conservation Conference "Landmarks Not Landfill" from May 30 to June 1, 2008, in Collingwood, Ontario.

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham recommends that any member of the Heritage Markham Committee interested in attending the "Landmarks Not Landfill" Heritage Conference to be held in Collingwood, Ontario, from May 30 to June 1, 2008, be authorized to attend the conference and that the payment of the related expenses be approved in accordance with Town of Markham policy.

CARRIED.

The meeting adjourned at 9:15 p.m.